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**Asking Price £133,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

30, Mitchell Lodge 50-56 West End Road, Bitterne, Southampton, Hampshire, SO18 6TG

 **0800 077 8717**

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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists



# Mitchell Lodge

Mitchell Lodge is a delightful development of 36 one and two-bedroom retirement apartments located in the village of Bitterne, a suburb of the maritime city of Southampton. It is named after Reginald Joseph Mitchell, the designer of the Vickers Supermarine Spitfire fighter plane. Reginald Mitchell lived in Southampton and the Spitfire first flew from Eastleigh Aerodrome, now Southampton Airport, on 5th March 1936.

Mitchell Lodge is ideally located for the centre of the village, a pedestrianised shopping precinct, which offer a wide selection of shop and amenities; supermarkets and High Street banks can be found alongside traditional bakers and butchers.

Southampton itself is one of Britain's most historic ports and is a vibrant and modern city. The city is firmly established as the UK's number one cruise port with a waterfront that welcomes some of the world's greatest liners and cruise ships. As well as the right maritime heritage, there is also a wealth of beautifully kept parks and green spaces, which rightly earn Southampton the title of 'the green city'. Southampton is also on the doorstep of England's smallest national park, The New Forest, an ancient forest which consists of the 145 square miles of open heath and woodlands, home to its famous wild ponies.

The village is well served by public transport with regular train services to Southampton, Portsmouth and Southsea and buses catering for a variety of local journeys, enabling you to travel when you wish.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mitchell Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mitchell Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mitchell Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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# Property Overview

## \*\*ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT\*\*

Welcome to Mitchell Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom second floor apartment. The property is conveniently located for the lift and is presented in very good order throughout.

The Living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A window provides lots of natural light.

The Kitchen is accessed via the Living room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a good sized double with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Bathroom has a full sized bath with overhead shower, a handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing the apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Mitchell Lodge!





# Features

- One bedroom second floor retirement apartment
- Good decorative order
- Convenient for the lift
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Owners lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year Ending 31st May 2026): £3,022.71 per annum.

Ground Rent £847.18 per annum. To be reviewed December 2032.

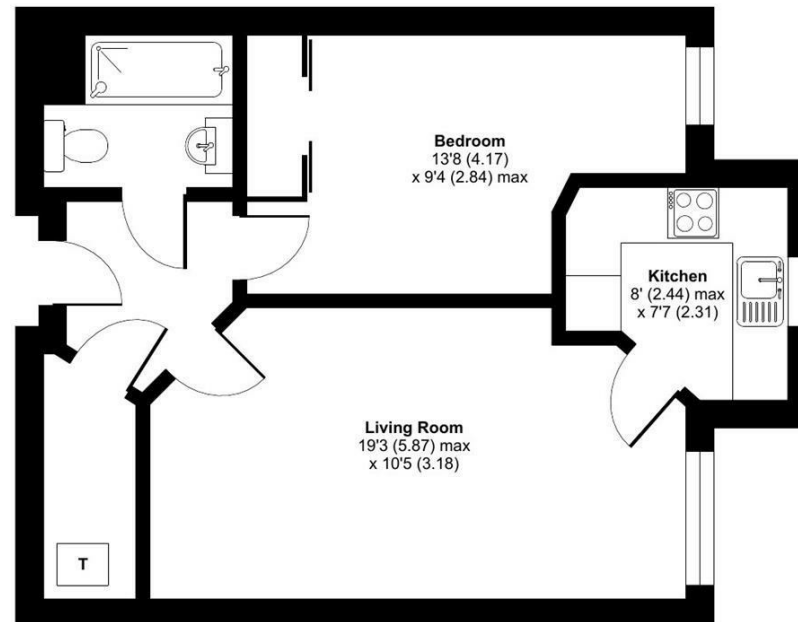
Council Tax: Band B

125 year Lease commencing 2010

Please check regarding Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund and redecoration fund.

Approximate Area = 494 sq ft / 45.9 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Churchill Estate Agents. REF: 1068060

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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