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**Asking Price £95,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

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 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Victoria Lodge

Victoria Lodge is a prestigious and stylish development of one and two bedroom purpose built apartments constructed by Churchill Living. The development comprises of 35 properties arranged over 4 floors and is within easy reach of all local amenities, including a Sainsburys supermarket. Portswood is ideally situated in the suburbs of Southampton within easy reach of many places of interest.

There are regular bus services from Southampton City Centre to Portswood Broadway and a direct train service from Southampton Central train station to St Denys.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape. 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.

Victoria Lodge has been designed with safety and security at the forefront. All apartments and communal areas have 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. A 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.

Victoria 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.

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



# Property Overview

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

Welcome to Victoria Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. This property is South-Easterly facing and presented in 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. Windows provide lots of natural light and a door leads through to the kitchen.

The Kitchen 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 dishwasher, fridge and freezer.

The Bedroom is a good sized double room with a built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A large window keeps this lovely bedroom bright and light.

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

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Victoria Lodge!



# Features

- One bedroom first floor apartment
- Great location close to the town centre & excellent transport links
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- Owners' private car park
- 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
- Landscaped gardens



# Key Information

Service charge (Year ending 31st May 2027): £3,035.90 per annum.

Approximate Area = 469 sq ft / 43.5 sq m  
For identification only - Not to scale

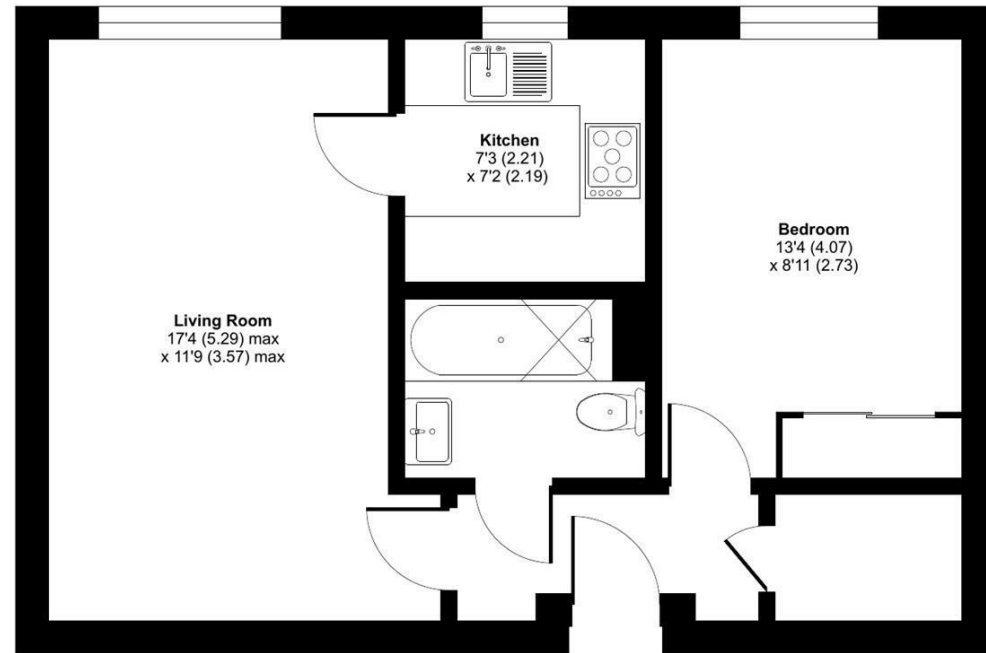
Ground rent: £664.62 per annum. To be reviewed in August 2027

Council Tax: Band B

125 year Lease commencing 2006

Please check regarding Pets with 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, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1381532

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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