



Asking Price £224,950 Leasehold

1 Bedroom, Apartment - Retirement

8, Priory Lodge Stony Lane South, Christchurch, Dorset, BH23 1FA

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Churchill
Sales & Lettings
Retirement Property Specialists

Priory Lodge

Priory Lodge is a beautiful development of 44 one and two bedroom retirement apartments in the pretty market town of Christchurch, named after the 11th century Grade 1 listed Priory Church, which overlooks the town centre and harbour.

Transport links are excellent with a bus stop just outside with routes into the town centre and Bournemouth, and from there direct trains run all day into London Waterloo and to Birmingham. Bournemouth International Airport is also just a few miles away.

The heating in the Lodge and all apartments is supplied by a super efficient Air Source Heating.

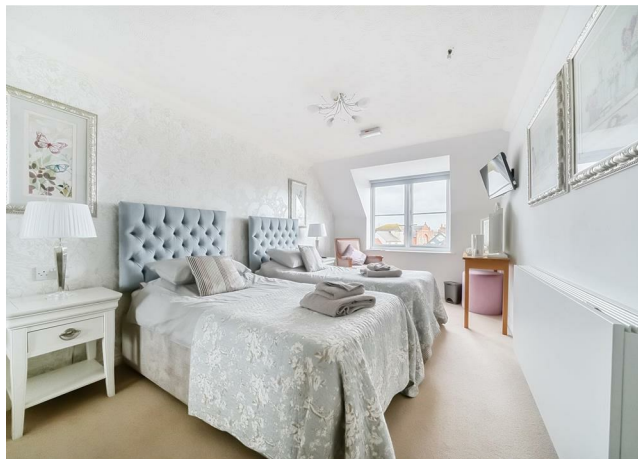
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Priory Lodge has been designed with safety and security at the forefront. The apartments 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. 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.

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

Priory 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Priory Lodge! Churchill Sales and Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property is presented in fantastic order throughout and offered with no forward chain.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private patio area and windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good sized double room with ample fitted furniture. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

Call us today to book your viewing at Priory Lodge!



Features

- One bedroom ground floor apartment
- Fully fitted kitchen with integrated appliances
- Heating included and powered by a super-efficient Air Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour 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 Retirement Living developments across the country



Key Information

Service Charge (year ending 31st May 2026): £2,941.16 per annum.

Ground Rent: £695.90 per annum. To be reviewed April 2029.

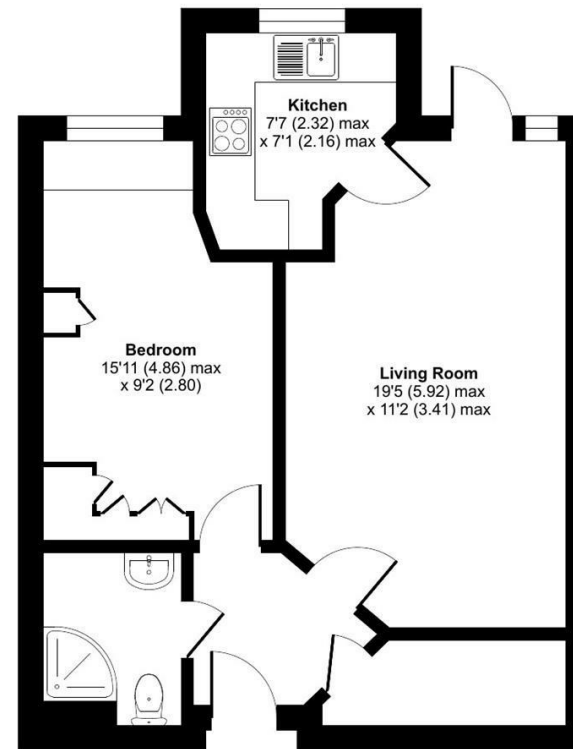
Council Tax: Band C

125 year Lease commencing 2015

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, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 515 sq ft / 47.8 sq m
For identification only - Not to scale



GROUND FLOOR

EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1394715

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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