£1,950 Per Month

1 Bedroom, Apartment - Retirement

21, Edwina Mountbatten Lodge Broadwater Road, Romsey, Hampshire, SO51 8GH

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Edwina Mountbatten Lodge

Edwina Mountbatten Lodge is a beautiful development of one and two bedroom apartments exclusively for the over 60s located in the charming market town of Romsey. It is named after Edwina Mountbatten whose local connections are deep and lifelong and centred on the Broadlands estate.

Located on Broadwater Road the development is ideally placed for the town centre shops and amenities, which include Bradbeers, an independent department store, as well as a number of High Street chains, alongside designer shops, independent boutiques and galleries. There are also a number of restaurants, coffee shops and tea rooms to suit all palates. Lively street markets are held on Tuesdays, Fridays and Saturdays and the town also hosts regular farmers' markets and occasional continental markets.

Founded in Anglo-Saxon times and bought by the town from Henry VIII, Romsey Abbey retains many distinctive features including two rare Saxon crosses, elaborate and fascinating carvings and the deed of sale from Henry VIII. The Abbey holds regular services, events, activities and concerts throughout the year. The town is also home to the Plaza Theatre, a small intimate venue which offers Pantomime, Musicals, Operetta, Drama, Dance and Live Music and The Romsey Rapids Sports Complex offering a wide range of sporting, fitness, and wellbeing facilities

Romsey is ideally placed for exploring the beautiful Hampshire countryside and fascinating places of interest including Mottisfont Abbey, a National Trust property renowned for its rose garden and a room decorated by Rex Whistler, the surrounding towns of Salisbury and Winchester and the cultural city of Southampton with five dedicated cruise terminals and an international airport.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Edwina Mountbatten 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.

Edwina Mountbatten 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.

Edwina Mountbatten Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Property Overview

** Service Charges are included in the rent - No Ground Rent to pay **

Rent a BRAND NEW Churchill Living retirement apartment in Romsey! Built by the award-winning Churchill Living, this stunning one bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Edwina Mountbatten Lodge.

Priced at £1,950, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.

Features

- ** Service Charges are included in the rent **
- ** No Ground Rent to pay **
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners' private car park
- Guest Suite available for your friends and family to stay in

Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

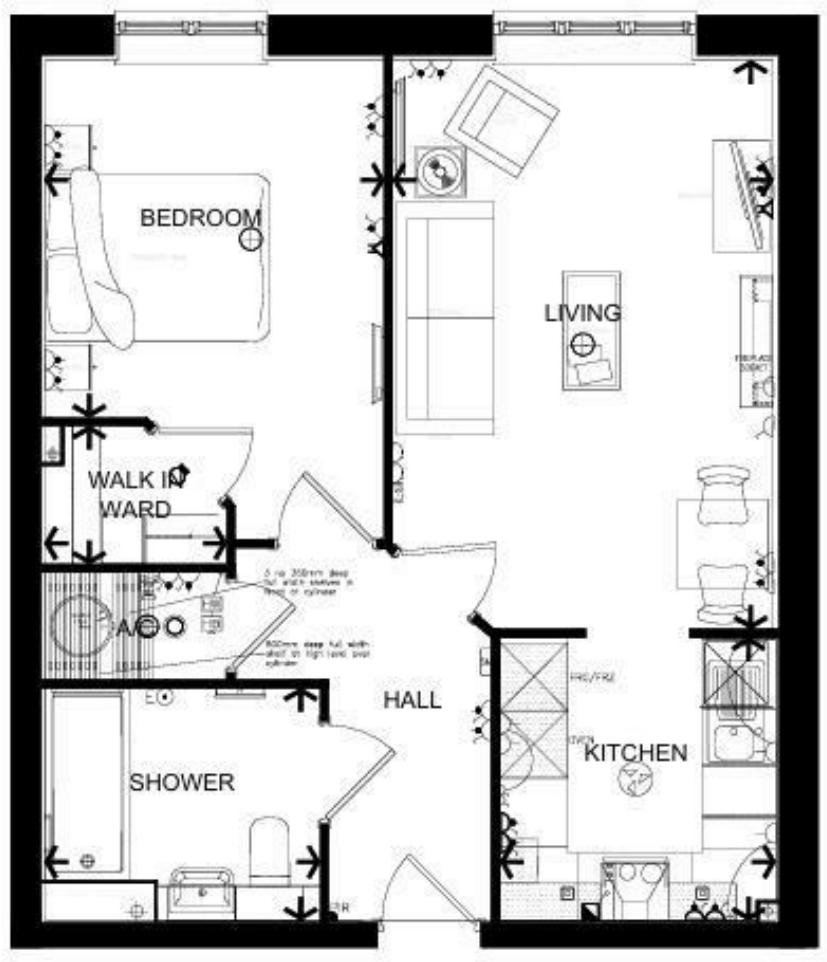
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

Security Deposit:
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



EPC Rating:

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.

0800 077 8717

lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists