£1,300 PCM

1 Bedroom, Apartment - Retirement

8 King Edgar Lodge 65 Christchurch Road, Ringwood, Hampshire, BH24 1DH

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8 King Edgar Lodge

Located on the edge of the New Forest in the desirable market town of Ringwood, Kind Edgar Lodge is a delightful development of 25 one and two bedroom apartments.

King Edgar Lodge is a part of Churchill Living's Autograph Collection of smaller more exclusive developments.

The development is ideally located for all local shops and amenities as it is just a short walk away from the town centre which has a variety of traditional and independent stores, a Waitrose and a Sainsbury's supermarket, a wide variety of cafes and restaurants, as well as full medical facilities. The town is home to a weekly market on a Wednesday and hosts a Farmers market once a month in the Furlong Shopping Centre.

Ringwood has a strong local community and is home to a number of associations and clubs, covering interests as diverse as bridge, gardening and sport. There is a also a regular calendar of events run by the local town council and community as well as the local churches. Excellent roads link Ringwood to Bournemouth, Salisbury, Southampton and London. The town has good bus services and is also served by a National Express coach service linking the town to London.

King Edgar's 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.

King Edgar 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. 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.

King Edgar 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.

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

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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN RINGWOOD

Situated in a fantastic South-Westerly position within the development is this delightful one bedroom ground floor apartment. The property is conveniently located on the same level as the owners lounge, entrance and coffee bar.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. The lounge benefits from patio doors that lead onto a private patio area.

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 with extractor hood over, a fridge, freezer and washer/dryer.

The master bedroom is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and window keeps this lovely bedroom bright and airy.

The bathroom offers a walk-in bath, hand shower and a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are three useful storage cupboards located in the hallway.

Call us today to book your viewing at King Edgar Lodge!

Features

- A one-bedroom ground floor apartment with a private patio area
- Rent includes heating & water & sewerage rates
- Good decorative order
- Convenient for lift and stairs
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- Owners' private car park and close to town centre with excellent transport links
- 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

Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax Band D

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.

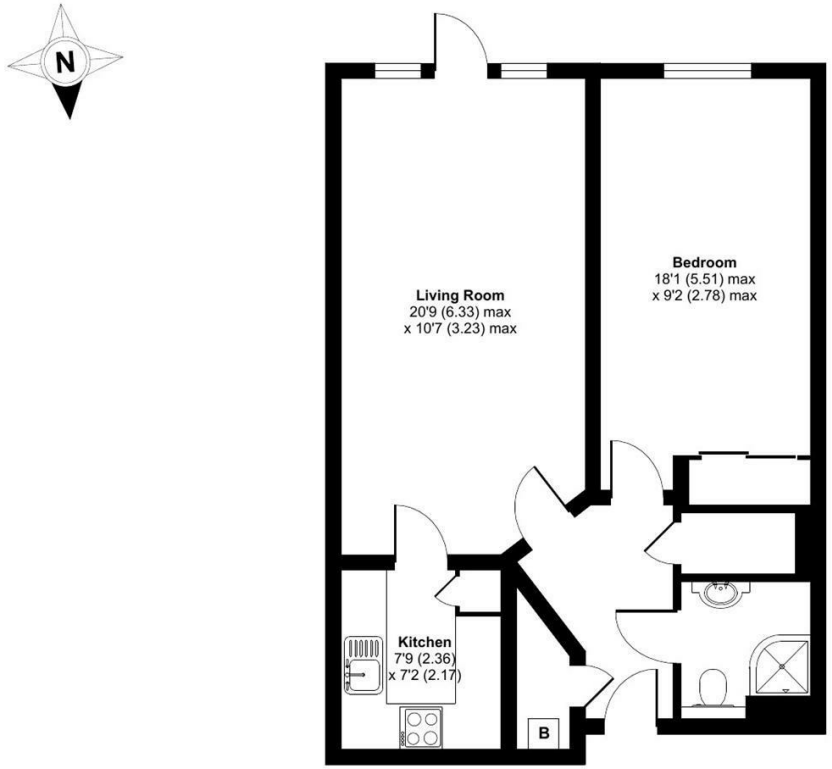
LANDLORD PAYS: Service charges include: Careline system, buildings insurance, heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months 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).

Approximate Area = 587 sq ft / 54.5 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1469981

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.

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