



Asking Price £450,000 Leasehold

2 Bedroom, Apartment - Retirement

23, Austen Lodge London Road, Basingstoke, Hampshire, RG21 4FQ



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Austen Lodge

Austen Lodge is a beautiful development of 56 one and two-bedroom retirement apartments located in the market town of Basingstoke. It is named after the renowned author Jane Austen who was born in the nearby town of Steventon and often visited Basingstoke to attend dances. A bronze statue commissioned for the 200th anniversary of her death is situated outside the Willis Museum in the Market Place.

Austen Lodge is ideally located on London Road within close proximity to the town centre shops and amenities including Festival Place shopping centre. The centre is home to a wide selection of High Street brands, tempting restaurants and cafés, cinema, leisure and sports centre and community library. A twice weekly market is held in the Market Place at the Top of the Town selling everything from fruit, vegetables and artisan breads to clothing and perfume. For those who enjoy performing arts, Anvil Arts runs a year-round programme showcasing the very best in music, performance, cultural education and arts in its three venues in the town.

The Basingstoke Canal runs from the village of Greywell connecting Basingstoke to the River Thames and is abundant in wildlife. The Towpath Trail which runs the length of the canal is the perfect spot for a leisurely walk taking in the wildlife and sights along the way. Surrounded by beautiful countryside, Basingstoke also has a wealth of historical houses and places to visit on its doorstep including The Vyne Tudor Mansion, Basing House and Whitchurch Silk Mill.

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

Austen 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.

Austen 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.

Austen 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

Welcome to Austen Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two-bathroom apartment. The property is conveniently located for the stairs and is presented in very good order throughout.

The bright and airy Living Room offers ample space for living and dining room furniture. A French door opens to a large west-facing balcony and dual aspect 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 with extractor hood over, washer/dryer, fridge and frost-free freezer.

Bedroom One is a generous double room with a walk-in wardrobe plus an additional storage cupboard. An en-suite offers a large walk-in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe. This room could also be used as a separate Living Room / Dining Room or Study.

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

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

Call us today to book your viewing at Austen Lodge!



Features

- Two bedroom first floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Landscaped Gardens
- 24 hour Careline system for safety and security
- Lift to all floors
- 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
- West facing



Key Information

Service Charge (Year Ending 28th February 2027):
£3,605.99 per annum.

There is no ground rent collected at this development.

Council Tax Band D

999 year Lease commencing 1st January 2023.

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

EPC Rating: B

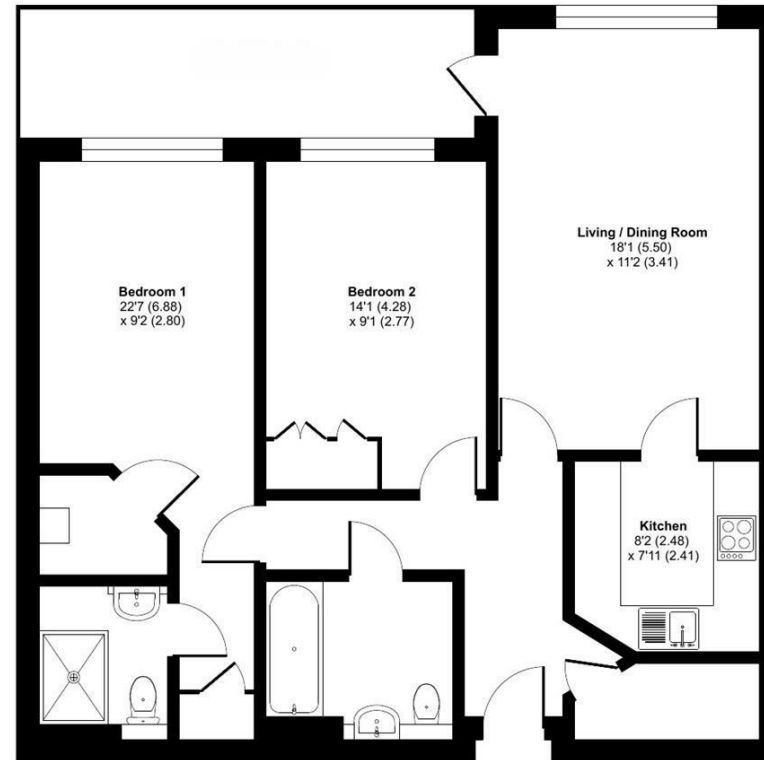
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1492911

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.

Approximate Area = 821 sq ft / 76.2 sq m
For identification only - Not to scale





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