



Nightingale Lodge Great Well Drive | £262,500
Romsey, Hampshire, SO51 7AH





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Summary

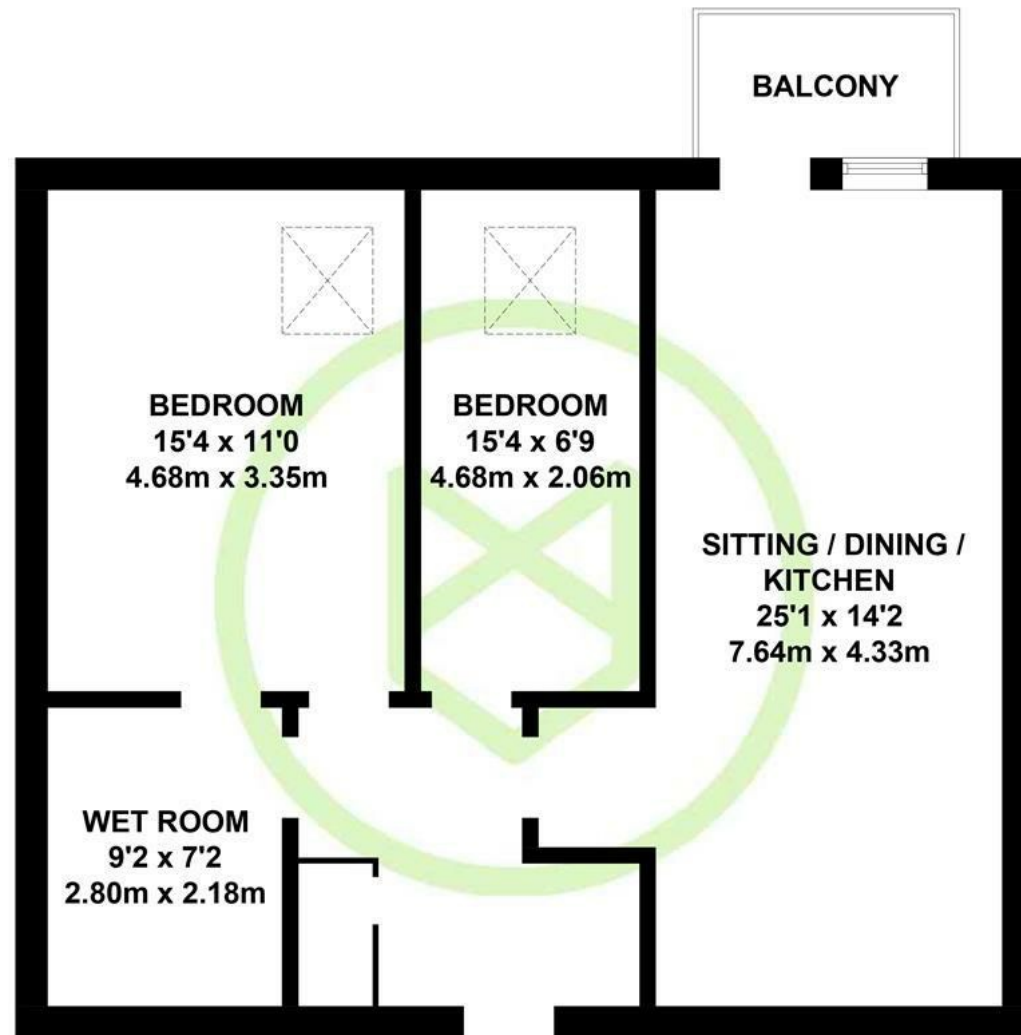
Available as shared ownership of 75% of the full value. Located within the sought-after Nightingale Lodge development, this stylish and spacious two-bedroom apartment is designed exclusively for those aged 55 and over. The property features a generous open-plan kitchen, dining and sitting area that opens directly onto a private balcony. A large, contemporary wet room adds to the comfort and practicality of this thoughtfully designed home. Residents benefit from a vibrant community and a range of on-site amenities including a restaurant, guest suite, beautifully maintained communal indoor and outdoor areas, regular social activities, and access to on-site care services for peace of mind.

Features

- Available as shared ownership of 75% of the full value
- An immaculate second floor apartment
- Two double bedrooms
- Open plan kitchen/dining/sitting area opening to private balcony
- 24/7 staffing and care facilities available
- Stunning communal grounds
- Large wet room

EPC Rating

Energy Efficiency Rating
Current B
Potential B



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 737 SQ FT / 68.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1246876)

Flat 35, Nightingale Lodge, Great Well Drive, Romsey, Hampshire, SO51 7AH

Accommodation

Upon entering the apartment, a spacious entrance hall leads to all rooms and includes a convenient built-in storage cupboard. The open-plan kitchen, dining, and sitting area is light and airy, with a door opening onto a private balcony overlooking the communal gardens. The kitchen is well-equipped with a range of wall and base units, along with integrated appliances including a fridge/freezer, washing machine, oven, hob with extractor fan, and more. The principal bedroom is a generous double and benefits from direct access to the Jack and Jill-style wet room. Bedroom two is a comfortable single, equally suited as a guest room or study. The modern wet room is accessible from both the hallway and the main bedroom and features a walk-in shower, WC, and wash basin.

On-site facilities

Onsite facilities include restaurant, guest suite, communal indoor and outdoor areas and on site care. Activities on site are available if residents wish to participate.

Shared Ownership

The apartment is available to purchase at 75% of the full value.

Location

Situated just a mile from the historic market town of Romsey, Hampshire, and a short drive from the New Forest. Nightingale Lodge is an exclusive new community that's full of character and charm in equal measures. This lively extra care community is a short walk away from Romsey Hospital, Abbeywell Surgery and Pharmacy, bus links and Romsey Railway station.

Eligibility

Contact Henshaw Fox to discuss eligibility

Length of Lease

250 years from 2021

Service Charge

£5,740.68 per annum

Peace of Mind Charge

£131.15 per month

Council Tax

Test Valley Borough Council - Band C

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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