



Flat 1 Nightingale Lodge | £165,000

Greatwell Drive, Romsey, SO51 7AH





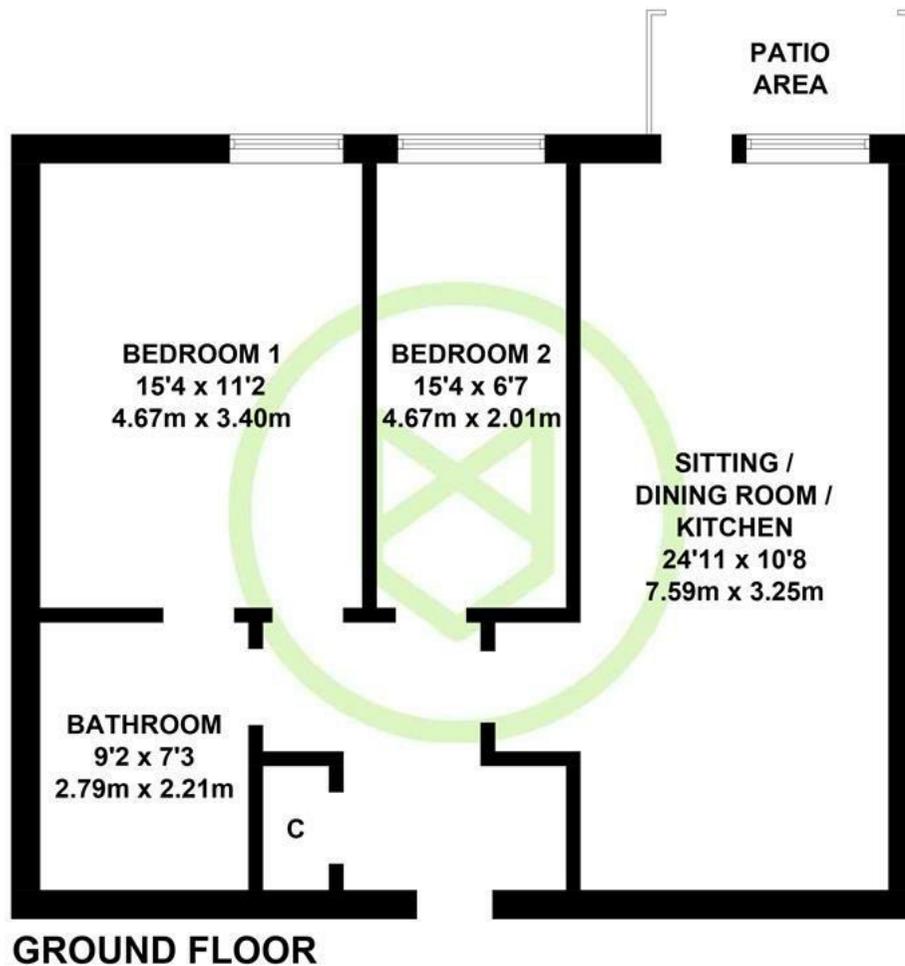
Flat 1 Nightingale Lodge Great Well Drive
Romsey, Hampshire, SO51 7AH

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Summary

Available as shared ownership of 50% of the full value, this modern retirement apartment is designed for the over 55s and is situated in Nightingale Lodge, Romsey. The apartment offers two bedrooms, a generous wet room, and an open-plan kitchen, dining, and sitting area that opens onto a private patio. Onsite amenities include house management, a restaurant, guest suite, communal indoor and outdoor spaces, various resident activities, and on-site care services.



APPROXIMATE GROSS INTERNAL AREA = 732 SQ FT / 68 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1280075)

Features

- Immaculate ground floor apartment
- Spacious open plan sitting/dining/kitchen area
- 'Jack and Jill' wet room
- Two double bedrooms
- 24/7 staffing and care facilities available
- Pleasant communal grounds
- Available as shared ownership of 50% of the full value

EPC Rating

Energy Efficiency Rating
Current B
Potential B

Flat 1 Nightingale Lodge, Great Well Drive, Romsey, Hampshire, SO51 7AH

Accommodation

Upon entering, a spacious hallway leads to all rooms in the apartment and includes a convenient storage cupboard. The open-plan kitchen, living, and dining area opens directly onto a private patio, with additional access to the communal gardens. The kitchen is fitted with a range of wall and base units and includes integrated appliances such as a fridge/freezer, washing machine, hob with extractor, and oven. The main bedroom is a generous double with direct access to the Jack and Jill wet room. The second bedroom is a comfortable double, ideal as a bedroom or home office. The Jack and Jill wet room is equipped with a shower, WC, and wash basin.

Onsite 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 50% 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.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Eligibility

Contact Henshaw Fox to discuss eligibility

Length of Lease

250 years from 2021

Service Charge

£6,380.64 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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