



## Charlotte Lodge, Archers Road, Eastleigh, SO50 9AD

### Reduced To £130,000

#### SIGNIFICANT PRICE REDUCTION FOR A QUICK SALE !!!!

A superb retirement apartment constructed by Churchill Retirement. This comfortable, modern building is restricted to one resident being over 60 years old, and benefits from 24 hour emergency careline system, administered by discreet pendant alarms. The building incorporates an elegant communal lounge, a guest suite is available for family and friends, a lodge manager is available, also benefitting from both lift and stairs.

Communal gardens and private parking.

This second floor one bedroom apartment consists of Lounge with Juliette Balcony modern fitted kitchen, double bedroom with built in wardrobes, shower room. No onward chain.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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### Entrance Hall

Textured ceiling, ceiling light point, coving, storage cupboard with shelving, housing electric meters and control panel .

### Lounge 12'5" x 16'7" (3.79 x 5.07)

Juliete Balcony with floor to ceiling UPVC Double glazed window to side, textured ceiling, with 2 x ceiling light point, power points tel point, coving, glazed door to Kitchen.



### Kitchen 7'9" x 7'9" (2.37 x 2.38)

Modern fitted kitchen with textured ceiling, ceiling light point, Gloss white eye and base level units with lighting below, square edged wood effect heat resistant work top, with tiled splash backs ,stainless steel sink with mono block mixer tap,laminate flooring, 4 burner electric Zanussi hob with built in Zanussi fan assisted electric oven, wall mouned dimplex heater, stainless steel chimney style extractor hood, power points,



### Bedroom 12'6" x 9'1" (3.83 x 2.79)

UPVC Double glazed window, textured ceiling , ceiling light point, coving, floor to ceiling mirror fronted wardrobes with hanging and shelving,power points.



### Shower Room 8'4" x 5'7" (2.55 x 1.72)

Textured ceiling, ceiling light point , coving, vanity unit with inset wash hand basin, and storage below, mixer tap, tiled splash backs , electric heated towel rail, low level wc with duel flush, double shower cucible with fully tiled surround,



### Communal Gardens

### Communal Residents Lounge



### Guest Suite

### Council Tax Band B

### Tenure

Lease of 125 years from 2015

Service charge £3498.61 and Ground Rent £718.40 per annum

These details would need to be confirmed by the vendors solicitors.

### Private Parking

### Agents Note

Charlotte Lodge has beautifully landscaped gardens surrounding the building and a private car park and buggy store with charging points for the owners.

The lodge is opposite Eastleigh Park and bandstand and is ideally placed for the town centre shops and amenities, which include ,doctors, theatre, The Swan Shopping Centre, an indoor shopping centre with a variety of retailers and a good range of restaurant and leisure venues including a 9-screen cinema.

Local transport is excellent with regular buses around town and regular train services to London Waterloo, Portsmouth, Salisbury and Poole. Southampton Airport is also close by for international flights.

The Lodge manager is on hand throughout the day to support the Owners and keep 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.

Charlotte 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Charlotte 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.



