



Mottisfont Lodge, Alma Road, Romsey, Hampshire, SO51 8AG





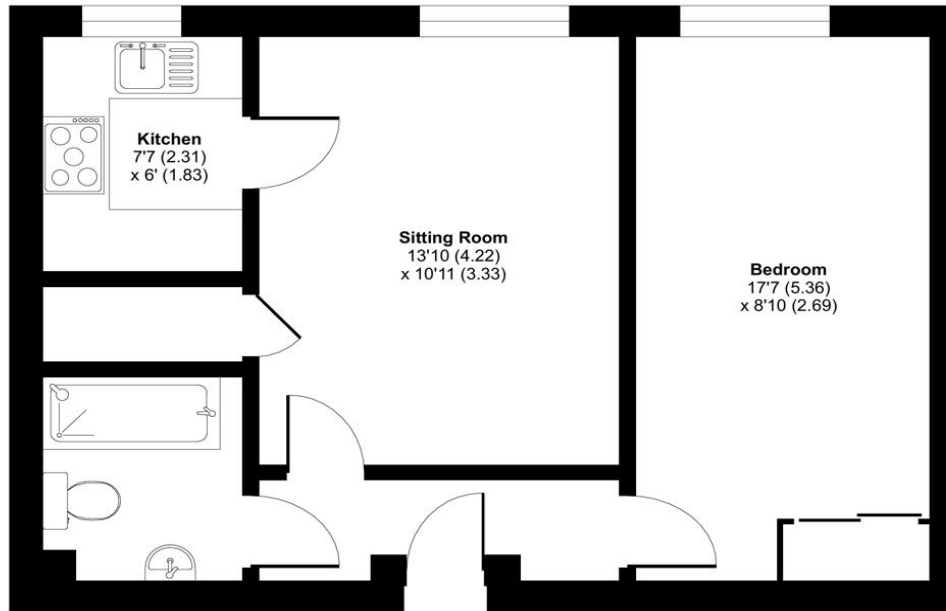
## ACCOMMODATION

Located within the sought-after Mottisfont Lodge, this delightful one-bedroom first-floor retirement apartment offers a secure and comfortable lifestyle for those aged 60 and over. Presented in excellent decorative order throughout, the apartment enjoys serene views over the beautifully maintained communal gardens, creating a peaceful ambiance. Designed with convenience and community in mind, the lodge features a Lodge Manager available five days a week from 9am-2pm Monday- Friday, and a 24-hour Careline system ensures peace of mind. Residents benefit from an array of amenities, including an inviting Owners' Lounge, a well-equipped Laundry Room, and a Residents' Car Park. For visiting family or friends, the on-site Guest Suite provides comfortable accommodation, with the added advantage of access to Guest Suites at Churchill Living developments nationwide. Situated close to local amenities and excellent bus routes, this property combines independence with the support of a vibrant community. Mottisfont Lodge offers an ideal setting for a relaxed and secure retirement lifestyle. Don't miss this opportunity to secure a beautiful home in this well-regarded development. Contact us today to arrange a viewing!



Approximate Area = 465 sq ft / 43.2 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1218399



Scan the QR code to find out more information about this property.

### SITUATION

Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the South West, the ancient city of Winchester to the East and the major city and port of Southampton to the South. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning Abbey. The property is also within level walking distance to Waitrose.





#### **SPECIFICATION**

- Age Exclusive one bedroom apartment
- Situated on the first floor
- In the heart of Romsey
- Owners lounge with amenities
- 24hr Careline
- Well-manicured communal grounds

#### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band B

**ASKING PRICE £135,000**

#### **TENURE**

Leasehold

Unexpired Years: 102

Annual Ground Rent: 785.48

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 3230.46

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.