



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 35 Knights Lodge

North Close • Lymington • SO41 9PB



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Offered chain free, this delightful one bedroom top floor apartment for the over 60's benefits from far reaching river views. Knights Lodge is a delightful purpose built retirement development, located within easy reach of of Lymington High Street.



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£325,000

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## Key Features

- Well appointed kitchen
- Large double bedroom with built-in wardrobe
- Offered for sale with no forward chain
- Located within a short walk of Lymington High Street and local amenities
- Dual aspect sitting/dining room
- Spacious shower room
- Spacious top floor apartment for over 60's with far reaching river views towards the Isle of Wight
- EPC Rating: C & Council Tax Band: C

*Est.1988*



# Description

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This spacious one bedroom top floor apartment for the over 60's, within the popular Knights Lodge development and occupies the best position within the complex and has far reaching river views across chimney pots, over the Solent, towards the Isle of Wight. The property is offered for sale chain free and is located within a short walk of Lymington High Street and within easy reach of the train station and local amenities. Knights Lodge is cleverly designed to provide completely private individual apartments and also offers a lodge manager and communal lounge/bar/coffee area with Wi-fi and group activities arranged throughout the year.

Communal front door leading into the entrance lobby. Stairs and lift to all floors. The apartment has a video entry system, intruder alarm, smoke detectors, 24 hour support system, and a multi locking system to the front door. All windows are double glazed as well as an energy efficient, low carbon heating system. There is plenty of storage, non-slip flooring to the shower rooms,, free parking and a guest suite for visitors. A lift travels to the third floor with the front door of the apartment opening into a wide hallway with convenient storage cupboard. The dual aspect sitting/dining room faces east and south and the room is bathed in light and enjoys far reaching river views. Door from the living room into the luxury fully equipped kitchen which has been upgraded from the original spec, with a range of cupboard and drawer units with worktop over and inset stainless steel single bowl and drainer sink unit with mixer tap over, with integral appliances including an electric oven with four ring electric hob over, full height fridge freezer and integrated washing machine. Large master double bedroom with fitted wardrobes and far reaching views. Adjacent to the bedroom is a luxury shower room, which is a generous size, and has a large walk-in shower cubicle with sliding door. WC, wash hand basin with vanity storage beneath. Heated towel rail, extractor fan, fully tiled walls and floor.

The property has beautiful landscaped communal gardens with a variety of colourful plantings, shrubs, bushes, trees and lawns, all designed to enhance and encourage an outdoor lifestyle. In addition, there is ample residents parking.

Tenure: Leasehold

Lease Term: 999 years from June 2018

Maintenance & Service Charge: £3,500 per annum (up to 31.05.2026 - payable half yearly in advance) (Includes: Careline system, buildings insurance, water and sewerage rates, communal cleaning, ground source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund).

Ground Rent: £575.00 per annum (up to 31.05.2026 - payable half yearly in advance).

Thereafter £822.93 per annum (payable half yearly - fixed until June 2032)

Broadband: Superfast broadband with download speeds of up to 1800mbps is available at this property (ofcom)

Parking: Communal parking - No allocated space. There is a communal buggy store for residents to use

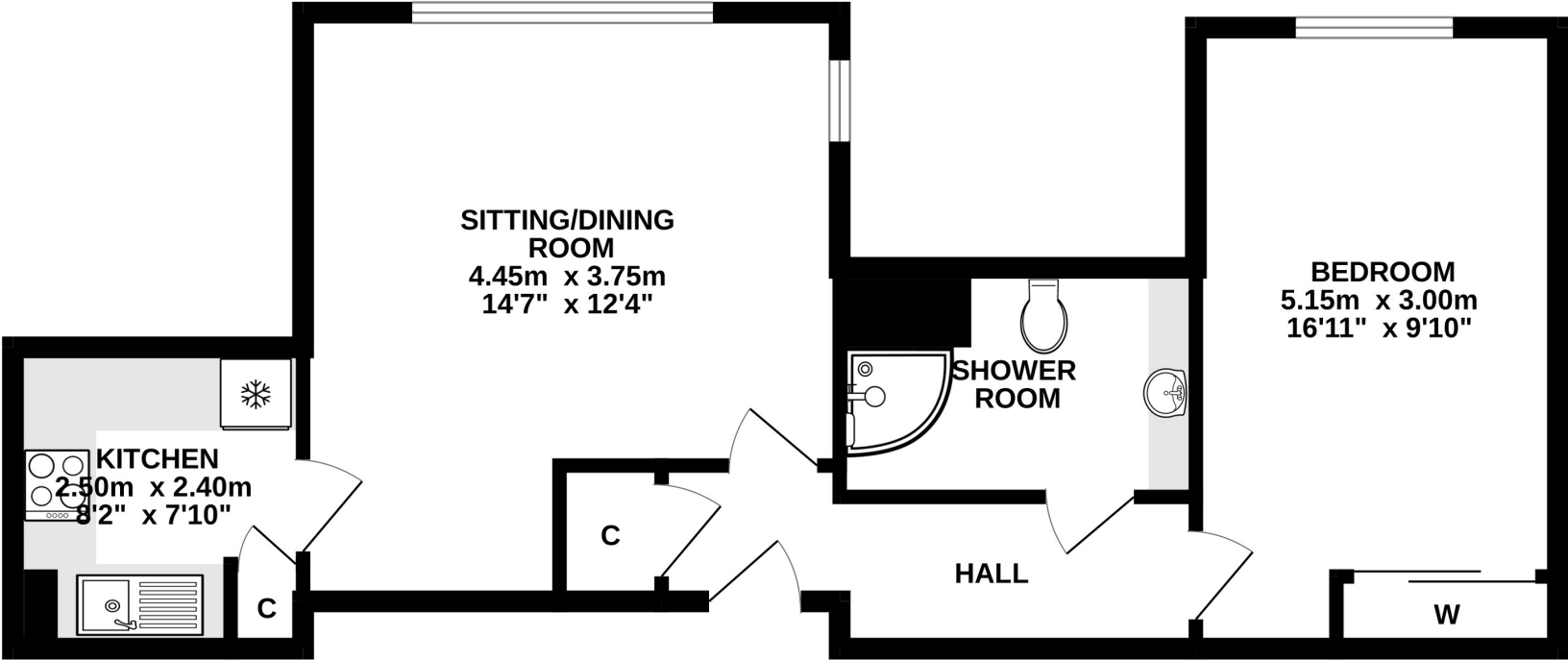
Please check regarding Pets with Churchill Estates Management

Knights Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55

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 Retirement Living developments across the country. Prices are available from the Lodge Manager. Knights 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 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. Knights Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

# Floor Plan

TOP FLOOR  
51.6 sq.m. (556 sq.ft.) approx.



35 KNIGHTS LODGE  
TOTAL FLOOR AREA : 51.6 sq.m. (556 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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T: 01590 671711 E: [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com)



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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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