



16 KNIGHTS LODGE • NORTH CLOSE • LYMINGTON • SO41 9PB

£574,950

A brand new two-bedroom retirement apartment at Knights Lodge in Lymington managed by the award winning Churchill Retirement Living.



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PROPERTY EXPERTS

**ELECTRICAL LEGEND**

- ◉ CEILING LIGHT - PENDANT
- ⊙ CEILING LIGHT - BATHING WALKER
- ⊙ WALL LIGHT
- ⊙ CEILING LIGHT - 2 SPOT ON PLATE
- ⊙ WALL LIGHT - BATHING WALKER
- ⊙ CEILING LIGHT - RECESSED IN PLATE CEILING
- PLUGGABLE LIGHTING
- ⊙ SINGLE OR DOUBLE SWITCHED SOCKET WITH UP TO 5 PINNACLES
- ⊙ SINGLE OR DOUBLE SWITCHED SOCKET WITHOUT UP TO 5 PINNACLES
- ⊙ SWITCH CONTROLLED WIRE MESH POWER SUPPLY FOR CHECKPOINT
- ⊙ SWITCH CONTROLLED WIRE MESH SWITCHED SOCKET WITHOUT UP TO 5 PINNACLES
- ⊙ PLUG IN PLUG LIGHT AND SWITCH
- ⊙ SWITCHED TV & WIRELESS MEDIA SOCKET
- ⊙ RELAYED SWITCH
- ⊙ FAN HEATER
- ⊙ HEATED TOWEL RAIL
- ⊙ BT TELEPHONE SOCKET
- ⊙ GPRS COMMUNICATIONS SOCKET FOR GPRS PHONE
- ⊙ GPRS COMMUNICATIONS SOCKET CALL UNIT
- ⊙ HOT WATER CONTROL
- ⊙ SWITCHED OPTICAL BIRDS DETECTOR & WARMER
- ⊙ GPRS COMMUNICATIONS CALL POINT FOR FIRE PANEL
- ⊙ WIRELESS SECURITY CONTACT
- ⊙ FIRE ALARMS WITH-AND-BETWEEN
- ⊙ WALL MOUNTED EXTRACT FAN
- ⊙ CEILING MOUNTED EXTRACT FAN
- ⊙ WALL UNIT HEATER WITH REMOTE SWITCH PANEL

**REVISIONS**

Rev.	Date
A	11.12.2017
A Door contactor replaced with PIR	

**APARTMENT AREA**

76.63	m sq.
824.84	ft sq.

Living	Width 10'-0" [3055] max	Length 18'-6" [5645] max
Kitchen	Width 7'-6" [2280] max	Length 9'-7" [2920] max
Bathroom	Width 6'-3" [1900] max	Length 7'-6" [2290] max
Bedroom 1	Width 12'-0" [3670] max	Length 18'-7" [5660] max
Ensuite	Width 7'-10" [2395] max	Length 8'-0" [2440] max
Bedroom 2	Width 9'-3" [2830] max	Length 13'-10" [4220] max

← 7'-8" [2325] → Arrows denote measurement distances

**Churchill Retirement Living**

Project Title: Category II Sheltered Housing  
 North Close  
 Lymington SO41 9BU  
 Apartment 16  
 Sales Layout

Scale: 1/50 Date: July 17 Drawn: TC Checked: [ ]  
 Drawing No: CRL:10086LY:316 A Revision: [ ]  
 Plot Date: [ ]

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**Key Plan - Ground Floor**  
(Not to scale)

**Important Notes**  
 This specification is intended for illustration purposes only and may change as a result of our policy of continuous product development. Consequently it should be treated as general guidance and cannot be relied upon as accurately describing any of the specified features prescribed by Order made under The Property Misdescriptions Act 1991, nor do the contents constitute a contract, part of a contract or warranty.

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this behalf, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press, Jan 2009.

# Property Specification



- Modern retirement apartment for over 60's (second owner can be over 55)
- Luxury accommodation throughout
- Residents communal lounge/bar with a range of regular activities

- Beautiful communal grounds/gardens
- Great location close to the town centre & excellent transport links
- Owners' private car park

- A Guest Suite is available for your friends and family to stay in.
- 24 hour Careline system for safety and security
- Fully fitted kitchen with integrated appliances
- Last few remaining

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

# Description

Knights Lodge is a stylish development of 41 one and two bedroom retirement apartments situated on North Close in Lymington. The Georgian market town of Lymington is positioned within the New Forest National Park and is situated on the Lymington River on the Solent. A street market is held in the town every Saturday which attracts visitors from near and far to shop for everyday produce including fruit and vegetables, bread, meat and cakes, as well as clothes, jewellery, local crafts and household items. Knights Lodge is ideally located for access to the high street which has a mix of national and independent retailers, as well as high street banks, opticians, florists, travel agents, gift shops, supermarkets, cafes and public houses. Lymington Library is situated on North Close. The cobbled street of the old town leads you to the Quay where you will find a mixed array of luxury yachts and fishing boats, and where you can take a cruise along the Lymington River. The town has two marinas and two sailing clubs and is home to the Royal Lymington Yacht Club.

Lymington Town railway station is located in Station Street where South West Trains operates services to Lymington Pier and to Brockenhurst where connecting trains can be boarded for destinations including Southampton, Winchester, London Waterloo, Poole, Weymouth and Manchester. The Isle of Wight car and passenger ferry operates regularly between Lymington and Yarmouth taking just 40 minutes, making it the shortest and fastest route to the Isle of Wight.

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.

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

Service Charge (Year ending 31st May 2024): £6518.78 per annum.

Ground Rent: £625.00 per annum. To be reviewed in June 2025

Council Tax: Band C

999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates Management.

Service charges include: 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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.





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