

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 41, 234 CHURCHILL LODGE, SANDBANKS
ROAD, POOLE, DORSET, BH14 8HA



ABOUT THIS PROPERTY

£ 2 3 9 , 9 5 0

2 Double bedrooms

Living/dining room

Walk-in en-suite shower room

Family bathroom

Guest suite available for friends and family

20m level walk to shops

Parking on site

Communal entertainment area and courtyard gardens

Council band D: £1877.42

Service Charge (Year Ending 31st May 2021):
£2,720.38 per annum.

Leasehold

[Click here for virtual tour](#)

Churchill Lodge is an exclusive development of 51 one and two bedroom retirement apartments in the heart of Lilliput. Named as the flagship development of Churchill Retirement Living. The stairs and lift give access to first floor. As you enter the apartment, you are drawn to a good sized lounge with ample space for both living and dining room furniture. The kitchen is accessed via the lounge and has been fitted with a range of eye and base level units with working surfaces and tiled splash backs. There is a built-in oven, 4 ring electric hob, fridge and freezer. Bedroom one can take a double or two single beds, with built-in mirror fronted wardrobe and an additional built-in storage cupboard. The en-suite shower room has a walk in shower cubicle, a WC, a wash hand basin with vanity unit beneath, non slip floor covering and a heated towel rail. Bedroom two is also a double which is currently being utilised as a dining room. The family bathroom has the same non slip flooring as well as a bath lift which can be removed if required. In addition, there are two storage cupboards which are located in the hallway, one offering space and plumbing for a washer/dryer. There is a private owners' car park to the front of the lodge. Churchill Lodge has been designed with safety and security at the forefront. This 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. There is also a Careline integrated intruder alarm, secure video entry system. Churchill Lodge's manager, Philip, is on-hand throughout the day to support the owners and arrange many regular events in the owners' lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin Guest Suite is perfect and available for just £15 per night for 1 visitor and £20 (£10 each) for 2 visitors. Externally are beautifully landscaped gardens that wrap around the rear and side of the lodge. The gardens have potting sheds and a greenhouse for the keen gardener and plenty of shaded places to sit and relax with a good book. Churchill Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

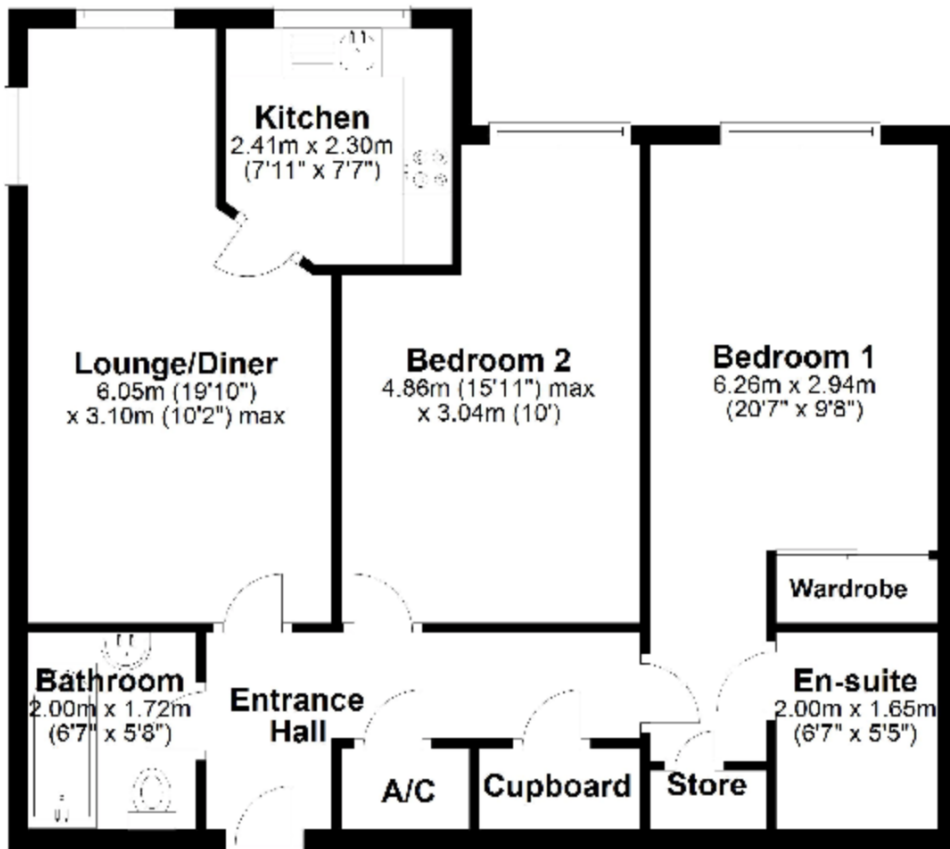
LOCATION

Located just 20 metres from the shops at Lilliput with its bakery, fish and chip shop, convenience store and hairdressers, while the local doctors surgery and pharmacy are also nearby at Elms Ave. At the top of the road is Evening Hill with stunning views of Poole harbour. Being so close to the coast, 7 miles of Blue Flag beaches are within easy reach and it's easy to travel further afield to Corfe Castle and Swanage across the chain ferry. Transport links are excellent with a bus stop within 100 yards of the lodge as well as direct trains from Poole into London Waterloo and Bournemouth International Airport just a few miles away.





Approx. 69.8 sq. metres (751.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		85	88

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