



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 17 Knights Lodge

North Close • Lymington • SO41 9PB







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Offered chain-free, this well presented one bedroom retirement flat for the over 60's, is located within a popular Churchill development, within easy walking distance of Lymington High Street and local amenities. There are well maintained communal gardens and there is an on-site residents car park.



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£300,000

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## Key Features

- Modern fully fitted kitchen with integrated appliances
- Large double bedroom with generous walk-in wardrobe
- Residents communal lounge/bar with a range of regular activities
- Beautiful communal grounds/gardens
- Owners' private car park
- Sitting/dining room with juliet balcony
- Spacious shower room
- Guest suite available for friends and family to stay in
- Modern retirement for the over 60's (second owner can be over 55)
- EPC rating:B & Council Tax Band:C







# Description

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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.

Communal front door with video entry phone system leads into the communal entrance hall. Stairs and lift to all floors. First floor communal landing. Front door leading into the apartment. Large airing cupboard with water tank and shelving for linen storage. Spacious sitting room with feature fireplace with inset electric fire. Glazed door into the kitchen and double glazed patio door with opening side window, giving access to the juliet balcony. The modern kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with under cupboard lighting. Inset stainless steel single bowl and drainer sink unit with mixer tap over and tiled splashbacks. Integrated appliances include an under counter fridge/freezer, dishwasher, eye level electric oven, four ring ceramic hob with extractor hood over. Double glazed window. Large double bedroom with ample space for bedroom furniture, double glazed window and door leading into the walk-wardrobe with built-in hanging and shelving space. Well appointed shower room with large corner shower cubicle with mixer shower, sliding doors

and grab rail. Inset wash hand basin with vanity storage cupboards under and mirror and additional storage cupboard above. Low level WC, heated chrome towel rail, fully tiled walls, non-slip flooring and extractor fan and Emergency pull-cord. There are well maintained communal gardens for residents to use, with seating areas, lawned areas and well established beds and border interspersed with well established flowers, shrubs and trees.

Term: Leasehold

Lease: 999 years from 2018

Service Charge: £3392 per annum (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 per annum. To be reviewed in June 2025

Please check regarding Pets with Churchill Estates Management.

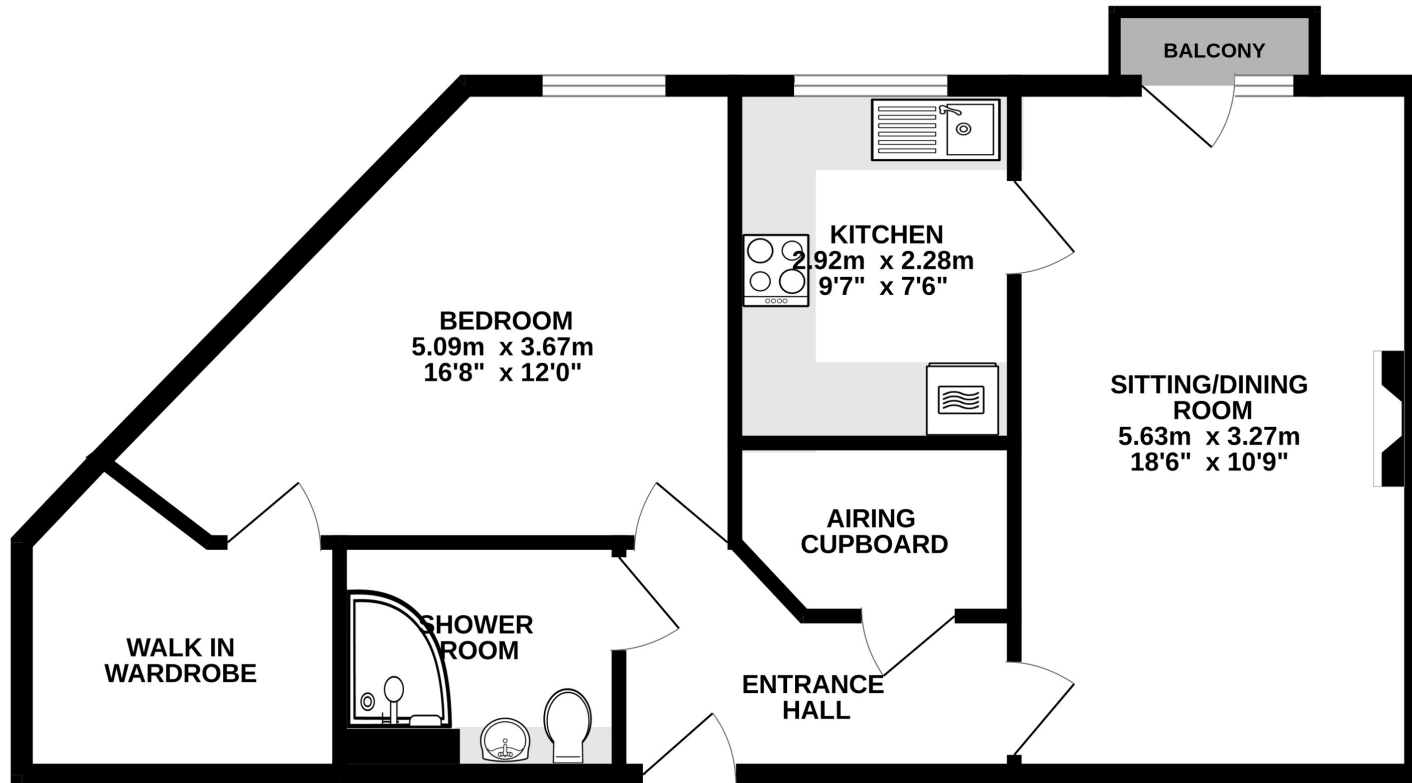
Knights Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

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

## GROUND FLOOR



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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