

£1,750 PCM

2 Bedroom, Apartment - Retirement

25, Apsley Lodge London Road, Waterlooville, PO7 7WB

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Apsley Lodge

Apsley Lodge is a delightful development of 27-one-and-two-bedroom retirement apartments located in the popular town of Waterlooville.

Well located for Waterlooville's town centre, Apsley Lodge is ideally placed for the local shops, amenities and transport. The Boulevard is a busy pedestrian precinct, linking London Road with Dukes Walk and is home to a number of High Street stores, alongside smaller independent retailers and the town's library.

The Lodge manager is on hand throughout the day to support the Residents and keep the development in perfect shape.

The Lodge and the apartment are heated by communal Air Source Heating. The costs for the heating are included in the service charges and therefore included in the rent.

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.

Apsley 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.

Apsley 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 Resident.

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







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Property Overview

Churchill Sales & Lettings are delighted to offer this beautifully presented two-bedroom second-floor apartment, combining generous living space, excellent storage and modern convenience. Ideally positioned for easy access to the lift and stairs, the apartment offers deceptively spacious accommodation throughout and is presented in fantastic order.

The bright and spacious lounge provides plenty of room for comfortable living and dining furniture, creating a welcoming space to relax or entertain. The kitchen is conveniently accessed from the lounge and is well equipped with a range of eye and base-level units, work surfaces and tiled splashbacks. Appliances include a built-in waist-height oven, four-ring electric hob with extractor hood, fridge, freezer and washer/dryer.

The master bedroom is a generous double and benefits from a useful built-in mirrored wardrobe, as well as a large en-suite shower room. The second bedroom is also a spacious double, making it ideal for guests, a home office or additional living flexibility.

The main bathroom is well appointed with a bath and shower over, handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Further benefits include multiple useful storage cupboards in the hallway, helping to keep the apartment neat and clutter-free.

With its generous room sizes, excellent storage, two bathrooms and well-presented interiors, this is an ideal home for tenants looking for comfort, space and convenience.







Features

- 2-bedroom, 2-bathroom, Retirement Apartment
- Conveniently located for Lift and Stairs
- Rent includes water, sewerage and heating
- Resident Lounge with Regular Social Events
- Stunning Communal Gardens
- 24 Hour Careline system for Safety and Security
- Great location close to the Town Centre & excellent Transport Links
- Lodge Manager
- 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 Living developments across the country.







Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax: Band C

Pets
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

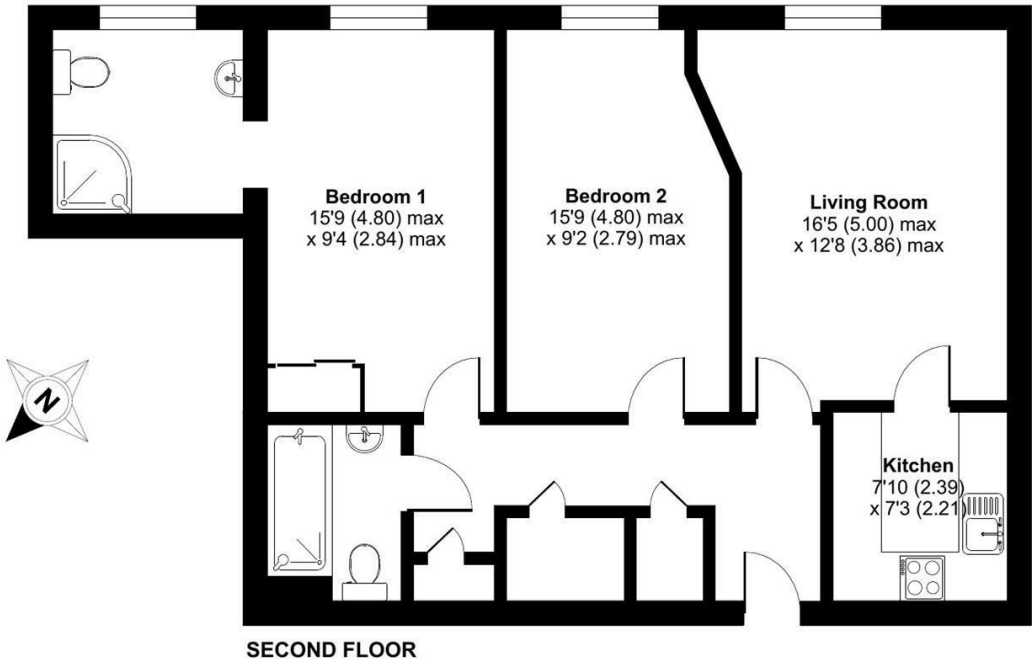
Service Charges
Landlord pays Service charges, these include Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 781 sq ft / 72.5 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1335888

EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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