

Asking Price £189,950 Leasehold

2 Bedroom, Apartment - Retirement

21, Mitchell Lodge 50-56 West End Road, Bitterne, Southampton, Hampshire, SO18 6TG

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Churchill
Sales & Lettings
Retirement Property Specialists

Mitchell Lodge

Mitchell Lodge is a delightful development of 36 one and two-bedroom retirement apartments located in the village of Bitterne, a suburb of the maritime city of Southampton. It is named after Reginald Joseph Mitchell, the designer of the Vickers Supermarine Spitfire fighter plane. Reginald Mitchell lived in Southampton and the Spitfire first flew from Eastleigh Aerodrome, now Southampton Airport, on 5th March 1936.

Mitchell Lodge is ideally located for the centre of the village, a pedestrianised shopping precinct, which offer a wide selection of shop and amenities; supermarkets and High Street banks can be found alongside traditional bakers and butchers.

Southampton itself is one of Britain's most historic ports and is a vibrant and modern city. The city is firmly established as the UK's number one cruise port with a waterfront that welcomes some of the world's greatest liners and cruise ships. As well as the right maritime heritage, there is also a wealth of beautifully kept parks and green spaces, which rightly earn Southampton the title of 'the green city'. Southampton is also on the doorstep of England's smallest national park, The New Forest, an ancient forest which consists of the 145 square miles of open heath and woodlands, home to its famous wild ponies.

The village is well served by public transport with regular train services to Southampton, Portsmouth and Southsea and buses catering for a variety of local journeys, enabling you to travel when you wish.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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 Living developments across the country. Prices are available from the Lodge Manager.

Mitchell 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. 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.

Mitchell Lodge is managed by the award winning Churchill Estates Management , working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mitchell 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are pleased to be marketing this lovely two bedroom first floor apartment with Balcony. The property offers deceptively spacious accommodation throughout and is presented in good decorative order.

The Living Room offers ample space for living and dining room furniture and has a freestanding feature electric fireplace with attractive surround. A door opens onto the Balcony.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Mitchell Lodge!







Features

- Two bedroom first floor retirement apartment with balcony
- No forward chain
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Owners lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £4,995.76 per annum.

Ground Rent £941.32 per annum. To be reviewed December 2031.

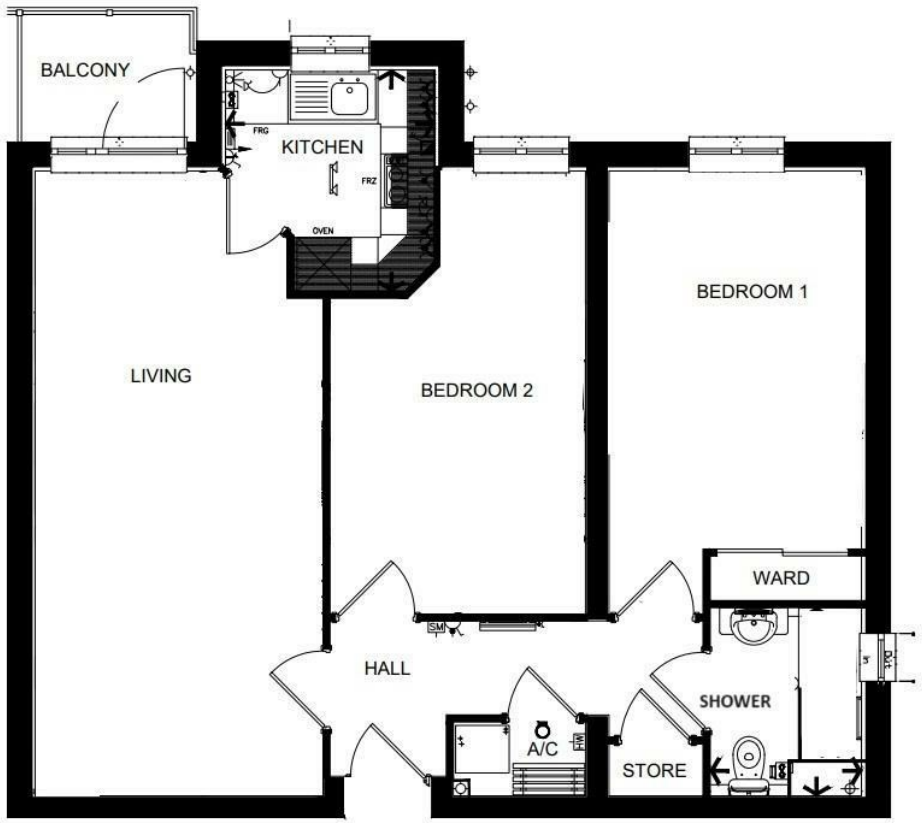
Council Tax: Band C

125 year Lease commencing 2010

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 include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund and redecoration fund.

EPC Rating: C



Living	Width 10'-6" [3200] max	Length 22'-10" [6960] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower	Width 5'-6" [1685] max	Length 6'-11" [2100] max
Bedroom 1	Width 9'-3" [2810] max	Length 16'-2" [4935] max
Bedroom 2	Width 9'-4" [2845] max	Length 16'-2" [4935] max

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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