



**£225,000**  
Leasehold

## Flat 9, Beck Lodge

Botley Road, Park Gate, Southampton, SO31 1EZ





Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Apartment		EPC Rating B
	Allocated Parking		Council Tax Band C

Reasons to View

- Situated at Beck Lodge on Botley Road, directly opposite the M&S Food Hall, with local shops, amenities and Swanwick train station all within easy reach.
- Positioned on the upper ground floor at the end of the building, this apartment enjoys a sunny southerly outlook and a dual-aspect living room, creating a lovely bright feel throughout.
- A generous hallway with walk-in storage, a double bedroom with a large walk-in wardrobe, and well-proportioned living spaces make this an easy and comfortable home to live in.
- The kitchen is neatly fitted with light grey gloss units and integrated appliances including fridge/freezer, oven, hob and washer/dryer, all tucked away behind a glazed door.
- Residents can enjoy attractive communal gardens, lift access, parking at the rear of the building, and a welcoming residents’ lounge and bar — perfect for socialising or simply relaxing.
- Designed for over-60s, with well-behaved cats, dogs and caged birds welcome, offering peace of mind, security and a real sense of community.

Description

Beck Lodge is a popular Churchill over 60's retirement development with 46 one and two bedroom apartments. The apartment itself is situated on the upper ground floor, right at the end of the building, and enjoys a southerly aspect overlooking the front gardens and Botley Road.

The front door opens into a spacious hallway with a useful walk-in storage cupboard housing the meters and providing excellent practical storage. The bedroom is a generous double and features a large walk-in wardrobe with hanging rails and shelving. The shower room is fully tiled and well fitted, with built-in storage, non-slip flooring and a chrome heated towel rail. The living room is a real highlight, being dual aspect, making it light and bright, with a feature electric fireplace creating a cosy focal point. A glazed door leads through to the kitchen, which is fitted with light grey gloss units and integrated appliances including a fridge/freezer, electric oven, halogen hob and washer/dryer, keeping everything neat and streamlined. An obscure glazed window to the side provides both privacy and natural light.

Set opposite the M&S Food Hall and within easy reach of a wide range of local shops and amenities, the location is both convenient and well connected. Swanwick train station is also just a short walk away. Residents benefit from attractive communal grounds and a car park with residence parking at the rear of the building. Inside the building is a welcoming residents’ lounge and bar, a real hub of the community where you can join organised social events or simply relax and enjoy watching the world go by. Beck Lodge benefits from the reassurance of an on-site Lodge Manager, responsible for the smooth and effective day-to-day running of the development. They are on hand to help with everyday queries, oversee the communal areas and can even keep an eye on your apartment if you are away, offering genuine peace of mind for safe and secure retirement living. In addition, there is a 24-hour call centre support system in place, along with a guest suite available to hire, ideal for visiting friends or family.

Other Information

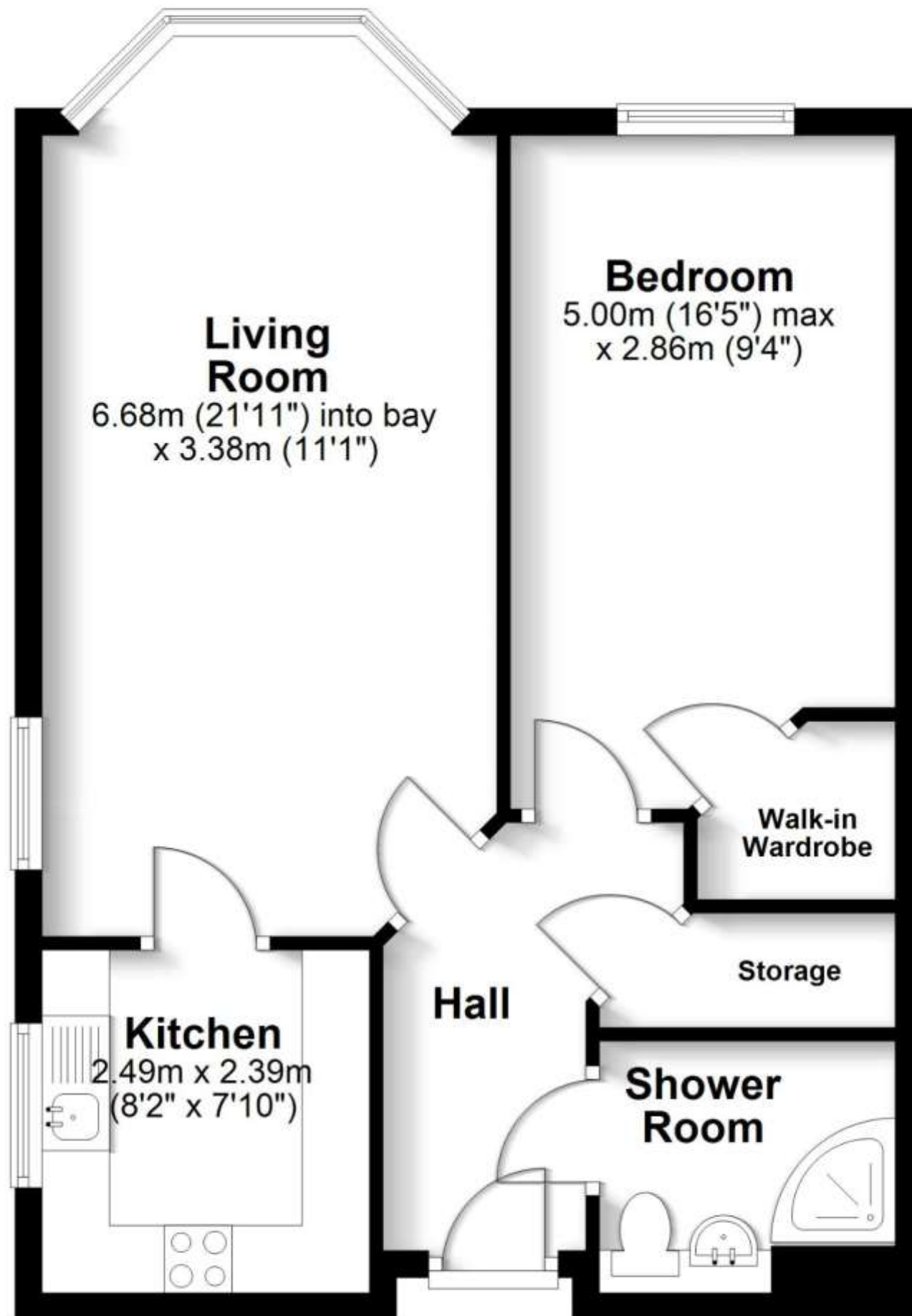
This property is for people aged over 60 years old. It is leasehold with a 999 year lease which commenced 1st May 2019. The annual ground rent is £575.00 and there is a service charge payable of £3612.21 which includes hot water and heating. There are NO EXIT or CHURCILL SALE FEES payable. The management company have confirmed the annual service charge for the year ending 30/11/26. There is a ground rent review due on 1/5/26 so this will increase but the amount won’t be confirmed until around 3 months after.

**Directions** <https://what3words.com/flicks.year.formless>

Beck Lodge, Park Gate

## Upper Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 54.1 sq. metres (582.7 sq. feet)

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