



# Nightingale Lodge

Romsey

Independent living with complete  
peace of mind for people over 55



**SHARED  
OWNERSHIP  
AVAILABLE**



**Living  
Plus**

Part of Places for People



Find out  
more about  
shared  
ownership

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**Nightingale  
Lodge**  
Romsey

## A new way of retirement living

Situated just a mile from the historic market town of Romsey, Hampshire, and a short drive from the New Forest, Nightingale Lodge is an exclusive new community that's full of character and charm in equal measures. This lively extra care community was named after the Victorian icon Florence Nightingale, who once lived in Romsey.

Care and well-being are central to the community, which is reflected through attentive build-quality, on-site care provision and outstanding customer service. At Living Plus we know that when we invest in places, we invest in people.

The community, exclusive to the over 55s, includes modern, spacious self-contained 1 and 2 bedroom apartments available to rent or buy\* through shared ownership, complemented by an extensive range of community facilities where you can enjoy friendships old and new. The option of extra care is available to all who live here, offering independent living with peace of mind — **find out more about extra care on page 9.**

Nightingale Lodge is inclusive and a place where you can enjoy your leisure, at your leisure.

\*Shared ownership is available on 2 bedroom apartments only.

# Modern living Community spirit

**Renowned architects, Stride Treglown have a wealth of experience in the retirement living sector with a track record of delivering high quality schemes across the country.**

*"We were asked to help deliver a vision to create something quite special at Nightingale Lodge to form a prestigious gateway into the centre of the historic market town of Romsey in Hampshire and provide much needed up-to-date homes and care for local older people.*

*The development has a primarily residential character which reflects the local built environment whilst retaining a fresh contemporary aesthetic. The design is high quality, as are the materials and detailing. The architecture employs locally*

*sourced brick, tiles and slates with generous windows which ensure the buildings integrate sensitively within the surrounding context. The overall scale relates to the adjacent buildings and the layout has been carefully considered to enclose a central, south facing courtyard which retains an existing mature tree as a focal point.*

*Our approach is underpinned by a fundamental belief in the importance of creating homes that people enjoy living in. The design responds positively to the HAPPI design principles and the internal and external spaces give due consideration to dementia friendly design to provide an enriching environment that supports the residents lifestyle".*

**Ben Jepson** — Senior Associate Architect

# Thoughtfully designed inside and out

## Everything you need to live your best life.

We encourage you to enjoy the company of friends, old and new, at facilities such as the wellness suite or restaurant. Enjoy a drink or have your family stay in the on-site guest room for convenience. You can pamper yourself at the salon or socialise in the communal lounge; the centre-point for social activity at Nightingale Lodge.

Encircling a communal garden space, each apartment has either a private balcony or outside terrace so you can enjoy the sunny days and the beautiful scenery. In addition, a limited number of parking spaces are available on an ad hoc basis.

Come together and enjoy harmonious living at Nightingale Lodge.

## The Nightingale Lodge standard — key features and finishes in our homes

- On-site housing management
- On-site care provision
- Contemporary kitchen and worktop with appliances
- Gas central heating and radiators
- Fully carpeted apartments
- Fresh neutral painted finish
- Classic white satin finish on all woodwork
- Panelled doors with sleek white finish
- Stylish brushed chrome door furniture
- Sleek bathroom tiling
- Modern chrome towel rail
- White sanitary ware
- Walk in shower with modern rain head shower
- Tunstall system — a safety solution where a pendant or wristband can be pressed if you need support — in every apartment for that extra peace of mind.





# About Living Plus

**The places we make are like nowhere else. Because no one else makes places the way we do.**

Living Plus is part of Places for People – a family of businesses with placemaking at the core. It's our mission to build sustainable communities that are for everyone, whatever their background and whatever their needs. We know that places work when they work for everyone, so we build homes and facilities that create thriving communities where everyone is welcome, and home comes long before you reach the front door.

Living Plus puts customers at the heart of everything we do. Which means we'll do everything we can to make sure your experience is as smooth and enjoyable as possible. We're committed to providing excellent services, supporting those with complex needs and ensuring our customers live happy and fulfilled lives, connected to the community in which they live.

#### **Extra care services**

We want our customers to live independently for as long as possible, so we designed extra care to do exactly that. It is an optional service enabling customers who need some extra help looking after themselves to live independently in their own apartment. It provides reassurance with on-site care and support teams available 24 hours a day, 7 days a week to deliver planned care and support and respond to emergencies. Bespoke to your individual needs, you have complete control over the level of support you want or need.

#### **Key features of extra care include:**

- 24-hour on-site domiciliary care is available as a payable extra. Colleagues will be on-site to respond quickly to a variety of personal care and other support needs, so rest assured someone is on hand 24 hours a day, 7 days a week
- A dedicated Housing and Wellbeing Advisor to provide housing management and wellbeing support
- Safe and supportive environment in buildings close to local facilities
- Facilities such as a wellness suite, restaurant and guest suite for you to enjoy with family and friends
- Social activities arranged to keep the community happy and engaged
- A minimum age of 55 to join the community
- Significantly cheaper than traditional local residential care which averages at £1,100 – £1,500 per week

# Your new home made easier

## Shared ownership

You have the option to buy an affordable share of our 2 bedroom apartments and pay significantly lower rental rates on the unsold share, releasing money to enjoy at your leisure — perhaps a well-deserved holiday or trip to the local country manor, Broadlands House. The service charge is an additional payment covering maintenance costs of your beautiful community. The charge is divided equally amongst those who benefit from it, and it means you can remain worry-free about any issues in your shared community areas, such as a loss of heating or leaking gutters.

Whatever size of the share you buy, with shared ownership you will own part of your new home. In the future, if you want to, you can buy a larger share in your home. This is called staircasing and can be done in stages or all at once, so you don't have to commit to anything before you are ready.

At Nightingale Lodge the minimum share you can buy is 25% and the maximum share is 75%. If you buy the maximum share of 75%, then there is no rent payable on the remaining 25%. There is no requirement to increase the ownership share in your home.

You are eligible for shared ownership if your income, alone or joint with a partner, is less than £80,000 per year and you cannot purchase the property unassisted under normal circumstances. If you are eligible, our team of experts will complete a financial assessment on your behalf — so you don't have to worry.

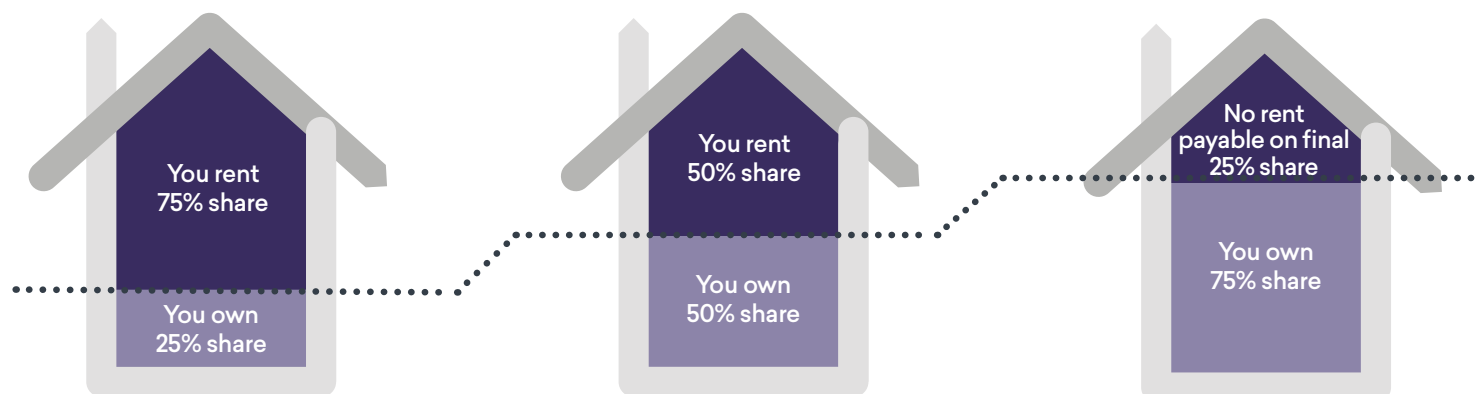
Once accepted, you will be given a unique reference number and the green light to proceed. We can then arrange a reservation meeting for you to reserve your new home.

## Homes to rent

You may be able to rent your home at Nightingale Lodge if you or your partner have a housing need and a connection to the Test Valley area or are currently living in rented accommodation in this area and receiving help with personal care (for example washing or dressing).

Please contact us and we will help you to understand if Nightingale Lodge could be right for you.

### How shared ownership works



The bigger the share you buy, the lower the rent you pay — and the more of your home you own.



Typical ground floor two-bed apartment.

# A great place to live



## Romsey and more

Full of character and community, Romsey is a thriving market town in the Test Valley, surrounded by picturesque countryside.

### Getting around

Close to Winchester and Southampton, the town has strong transport links including two major motorways, national rail network, with Southampton Airport and Docks only a short journey away. Enjoying the local area has never been so easy.

42 bus stops within a kilometre of Nightingale Lodge connect our community to the local surroundings. With routes taking you to the town centre — where you can find a local hospital (non-A&E), doctors' surgery and pharmacy — if you need medical assistance, rest assured it is easily reached.

### Things to do

Stunning local countryside adorns the town in natural beauty, with historic country houses providing an insight into age-old Romsey life. Continuing aged traditions, there is a farmer's market three times a week where you can buy plants, flowers, antiques and haberdashery. The town also has many local high street shops, cafés, restaurants and supermarkets, including a Waitrose, so there is plenty for you to enjoy in your spare time. If keeping active and well is your thing, then you can visit the Places Leisure sports complex, where you can enjoy either a 3-month membership or session passes for free,\* or even follow the popular Romsey Heritage Trail which showcases the buildings, streets and waterways that were vital in creating today's thriving town.

You only need to venture slightly outside of Romsey to experience charming country living. From the beautiful Sir Harold Hillier Gardens to the fascinating Army Flying Museum, there really is an abundance of things to enjoy on your doorstep, in your leisure. Just a short drive away, you can find yourself at one of the many nearby beaches, or at Southampton Harbour. Better still, why not a day trip to the Isle of Wight?

**The idyllic market town of Romsey; close to everything but away from it all.**

\*Subject to conditions permitting and on completion of sale.



# Get in touch

## Want to know more

Find out more about how you can live your best life at Nightingale Lodge. Whether you are interested in a home to buy or a home to rent please contact our team for a friendly chat to answer any queries you may have and to talk you through the moving in process stage by stage.

## Keen to see more?

Please get in touch to book a guided tour of Nightingale Lodge, where you can talk to an experienced team member who can answer any further questions you may have\*.

## How to find us

Nightingale Lodge is located off the A3090 (Winchester Hill) at the junction of Cupernham Lane and Great Well Drive. We are accessible via the M27 at J3, or from the M271.



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\*Access only permitted when build is complete. Pending government guidelines.



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