



**Asking Price £97,500 Leasehold**

**1 Bedroom, Apartment - Retirement**

22, Beaufort Lodge Grove Road, Woking, Surrey, GU21 5FG

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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists

# Beaufort Lodge

The development is heated via communal air source heat pumps, which use the latent heat in the outside air to heat the development. The system is highly efficient and therefore reduces the running costs.

Located in the town of Woking, Beaufort Lodge is a delightful development of 46 one and two bedroom retirement apartments, ideally situated on the edge of town centre. Whether you like convenient shopping, great entertainment or fun days out, Woking has something to offer everybody. Beaufort lodge is just a mere 10 minute walk into the town centre where you can find your local pharmacy, your local shopping centre, Peacock's and a variety of cafes, restaurants and entertainment.

The town offers excellent transport links with regular direct train services to and from London Waterloo, a journey that takes approximately half an hour. Woking station also provides direct rail links to locations across the south and southwest of the country, including Exeter, Cardiff, Salisbury and Bournemouth.

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 Living developments across the country. Prices are available from the Lodge Manager.

Beaufort 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 unrivaled peace of mind.

Beaufort 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.

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



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment overlooking the communal garden. The property is conveniently located for the lift and offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen, which is accessed via the Lounge, 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.

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

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 is a useful storage cupboard located in the hallway.



# Features

- One bedroom First Floor retirement apartment
- Overlooking the communal gardens
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Guest suite for visitors & use of guest suites in Retirement lodges across the country



# Key Information

Service Charge (Year ending 31st May 2026): £2,798.83 per annum.

Ground Rent: £647.98 per annum. To be reviewed May 2026.

Council Tax: Band C

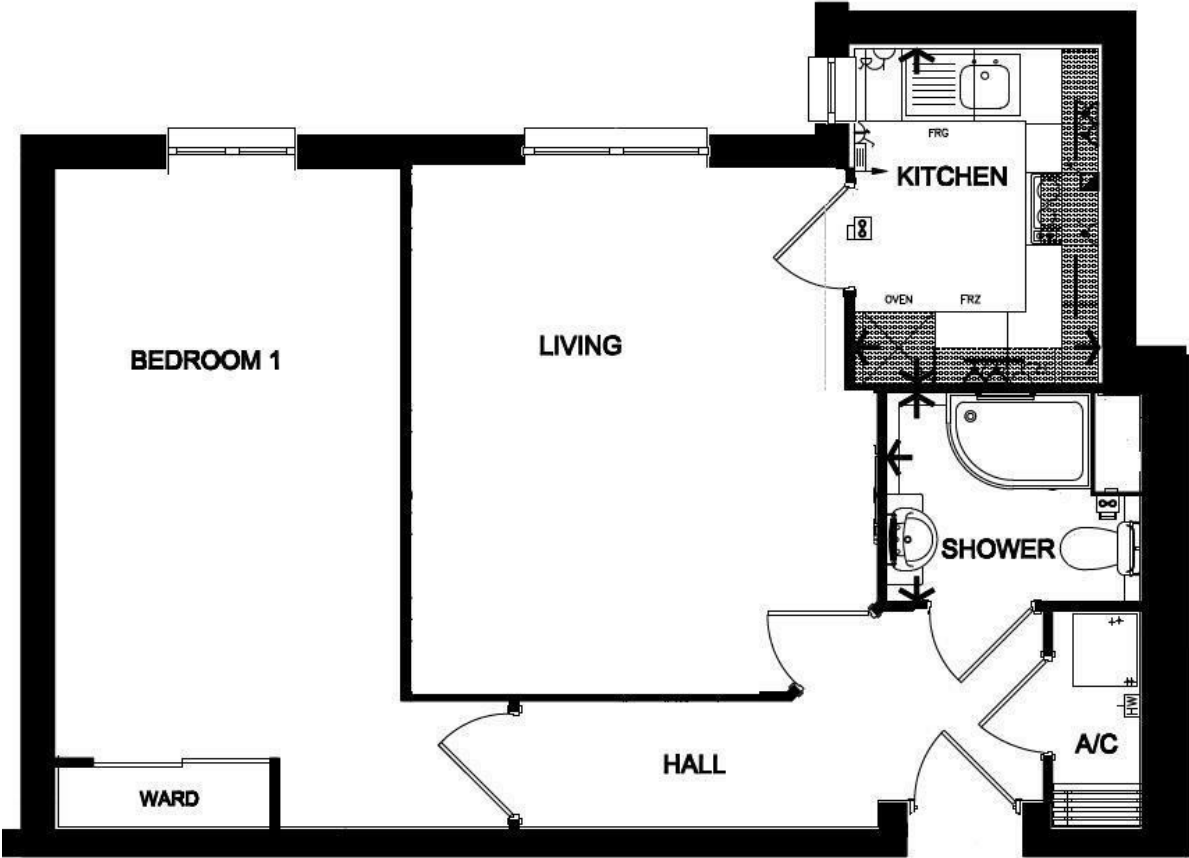
125 year Lease commencing 2012

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, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



|             |       |               |     |        |               |     |
|-------------|-------|---------------|-----|--------|---------------|-----|
| Living      | Width | 12'-9" [3875] | max | Length | 14'-1" [4295] | max |
| Kitchen     | Width | 6'-8" [2040]  | max | Length | 9'-2" [2780]  | max |
| Shower Room | Width | 6'-11" [2100] | max | Length | 5'-8" [1735]  | max |
| Bedroom     | Width | 9'-4" [2840]  | max | Length | 17'-9" [5420] | 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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