



Asking Price £225,000 Leasehold

1 Bedroom, Apartment - Retirement

15, Ash Lodge 15 Churchfield Road, Walton-On-Thames, Surrey, KT12 2EZ

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Churchill
Sales & Lettings
Retirement Property Specialists

Ash Lodge

Ash Lodge is a beautiful development of 59 one and two bedroom retirement apartments perfectly situated just off the main High Street in the riverside town of Walton-on-Thames. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

Transport facilities are excellent with Walton-on-Thames railway station offering services to destinations including London Waterloo, Woking and Basingstoke.

Walton-on-Thames is a vibrant town offering numerous shops and restaurants as well as a monthly farmer's market. The Heart is an exciting retail and residential complex, offering a combination of High Street fashion and al fresco dining.

There are two supermarkets in Walton; Sainsbury's and Aldi, Doctors Surgeries, Dentists, restaurants, hairdressers, barbers, cafes and a cinema. There are also a number of Churches in and around the town plus two Thames riverside Pubs, offering a selection of meals to satisfy most tastes, both within walking distance of the Lodge.

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

Ash 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.

Ash 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 owner.

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



Property Overview

****This apartment benefits from the remainder of the 10 year NHBC warranty and remainder of a 3 year defect Warranty with Churchill Retirement Living - please call us on 01425 462317 for more details.****

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom first floor apartment with Juliet Balcony. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

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

The Kitchen is accessed via the Lounge 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.

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 with Juliet Balcony
- Excellent decorative order throughout
- No forward chain
- NHBC warranty expires October 2025
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour 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 of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year ending 31st May 2024):
£4,040.73 per annum.

Ground rent: £743.42 per annum. To be reviewed
October 2029.

Council Tax: Band C

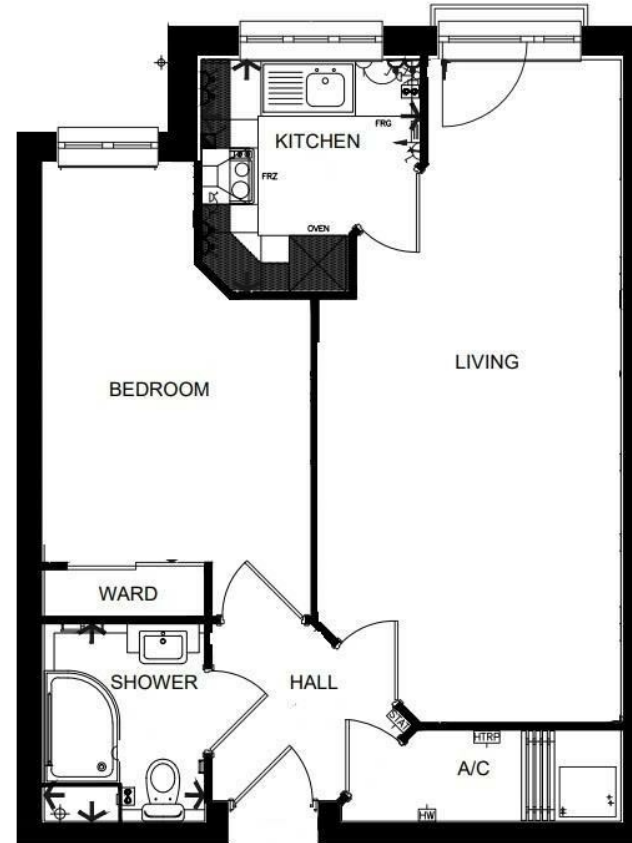
125 lease years commencing 2015

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, air source heating, 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: B



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|-------------|-------|---------------|-----|--------|----------------|-----|
| Living | Width | 10'-6" [3205] | max | Length | 23'-1" [7035] | max |
| Kitchen | Width | 7'-8" [2325] | max | Length | 8'-1" [2465] | max |
| Shower Room | Width | 5'-7" [1700] | max | Length | 6'-11" [2100] | max |
| Bedroom | Width | 9'-3" [2830] | max | Length | 13'-10" [4210] | 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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