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Asking Price £365,000 Leasehold

1 Bedroom, Apartment - Retirement

13, River View Lodge Manygate Lane, Shepperton, Surrey, TW17 9EQ

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# River View Lodge

River View Lodge is a charming development of 22 one and two-bedroom retirement apartments located in the idyllic riverside town of Shepperton. The development is situated close to the traditional High Street with its various restaurants, cafes and shops as well as benefitting from a variety of leisure activities and amenities. Supermarkets, Dentists, Doctors Opticians and a Post Office are also located close by.

You can take a relaxing boat trip or venture out to explore the surrounding areas via a number of lovely walks along the Thames Path National Trail. Situated amongst beautiful countryside, waterways and historical buildings, Shepperton has something to offer everyone.

Benefitting from good transport links, Shepperton train station offers services to Hampton, Kingston, Wimbledon and London Waterloo. In addition, the town is serviced by numerous bus routes to Chertsey, Woking, Walton-on-Thames and Kingston.

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.

River View 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.

River View 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 retirement apartment in the sought after River View Lodge development in Shepperton. The apartment offers a wonderful outlook over the gardens, spacious rooms and is offered with no forward chain.

The Lounge is a lovely room which has ample space for living and dining room furniture. There are lovely views over the communal gardens and a door which gives access to the Kitchen.

The modern Kitchen offers a range of eye and base level units with working surfaces over. There is a built in oven, hob, fridge, freezer and washer/dryer. A window provides light and ventilation.

The Bedroom is a generous double room which has a walk in wardrobe and plenty of space for additional bedroom furniture if required.

The Shower room offers a shower cubicle, wash hand basin with vanity unit and a WC. A heated towel rail and non slip flooring perfectly complement this room.



# Features

- Lovely One bedroom first floor retirement apartment
- Wonderful outlook over the communal gardens
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- 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 30th November 2024): £4263.74 per annum.

Approximate Area = 602 sq ft / 55.9 sq m  
For identification only - Not to scale

Ground rent: £575 per annum. To be reviewed April 2026.

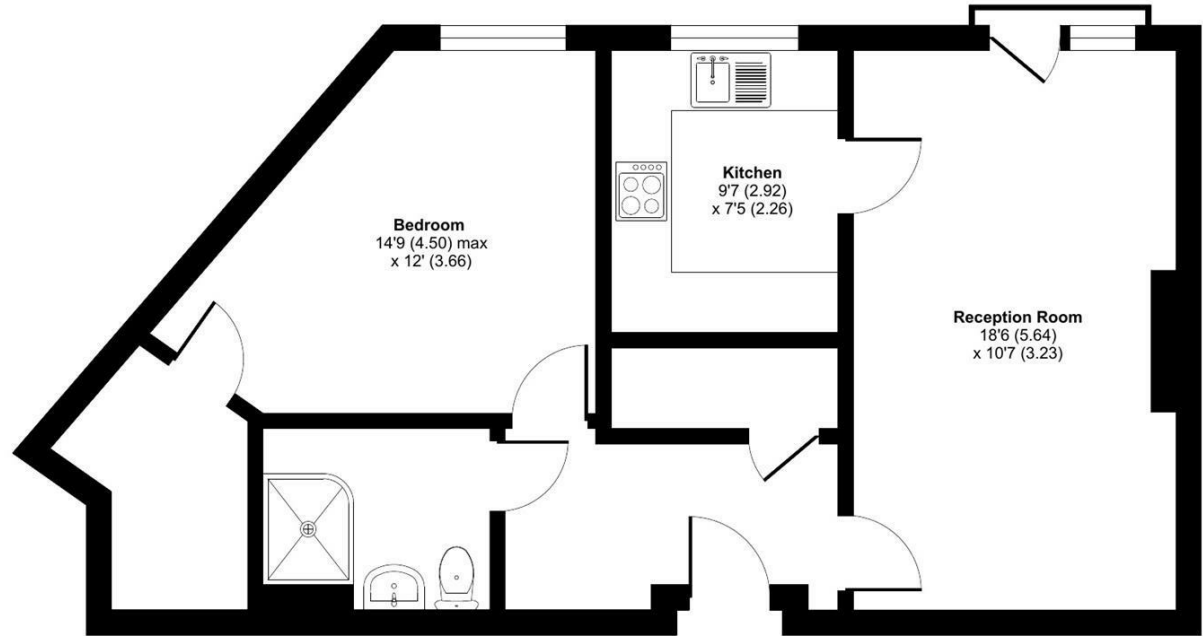
Council Tax Band D

999 year Lease commencing March 2019


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, ground 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: B

 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1121030

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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