£1,000 PCM
1 Bedroom, Apartment - Retirement
Flat 10, Cornerway Lodge Headley Road, Hindhead, GU26 6TN

📱 **0800 077 8717**   ✉️ **lettings@churchillsl.co.uk**   🌐 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Flat 10, Cornerway Lodge

Cornerway Lodge is a stylish development of 29 one and two bedroom retirement apartments in Hindhead.

There are a wide variety of shops and places to eat in the village of Grayshott and Cornerway Lodge is ideally located just 400 yards away (less than a 10 minute walk) from these amenities, which include a mini supermarket, delicatessen and post office.

The village offers good transport facilities with a Hoppa bus service with links to Haslemere, Guildford and Petersfield, all of which have main railway stations with links to London and the south coast. Being within a mile of the A3 makes travel to London and Portsmouth easy.

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.

Cornerway 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 unrivalled peace of mind.

Cornerway 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.

Cornerway 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

Churchill Sales & Lettings are delighted to be marketing this large one bedroom ground floor apartment. The property is conveniently located for the Owners Guest Suite and presented in good decorative order.

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

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.

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

The walk in Shower Room has a handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing the apartment is a useful storage cupboard located in the hallway.

Features

- One bedroom GROUND FLOOR retirement apartment
- 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 Living developments across the country.
- Rent includes water & sewerage rates and Careline System
- Great size apartment
- Great location and close by to local amenities

Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax: Band D

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

LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).
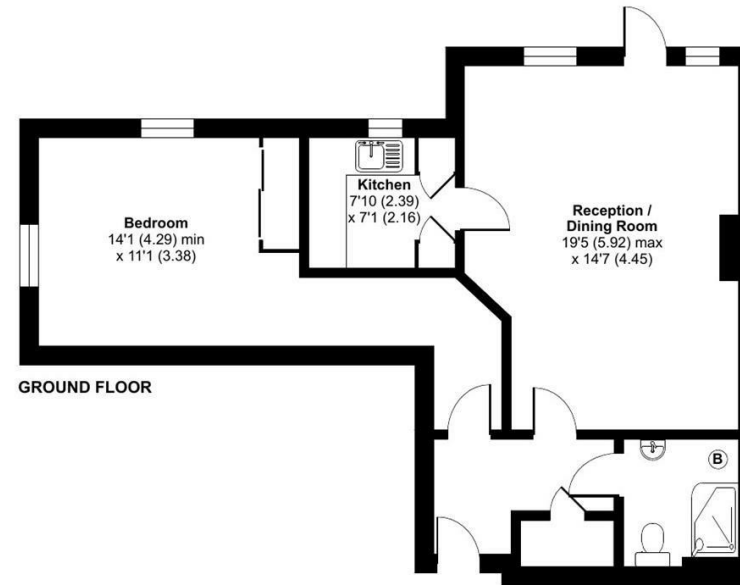
EPC Rating: C

Approximate Area = 665 sq ft / 61.8 sq m
For identification only - Not to scale

Bedroom
14'1 (4.29) min
x 11'1 (3.38)

Kitchen
7'10 (2.39)
x 7'1 (2.16)

Reception / Dining Room
19'5 (5.92) max
x 14'7 (4.45)

GROUND FLOOR

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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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