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Asking Price £645,000 Leasehold

2 Bedroom, Apartment - Retirement

39, Hawthorn Lodge Longbridge, Farnham, Surrey, GU9 7GG

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Hawthorn Lodge

Hawthorn Lodge is a delightful development of one and two bedroom apartments located in the vibrant town of Farnham.

Farnham is a vibrant and lively old English market town. It has a unique charm with narrow streets lined with some of the finest Georgian architecture in the South of England. The town centre offers a wealth of high street and specialist shops, tempting cafés and restaurants.

Discover galleries and craft shops, enjoy sitting in the award-winning gardens and visit the monthly Sunday Farmers' Market, selling a wide range of local produce.

Farnham is situated amongst some beautiful countryside on the end of the North Downs in Surrey; partly within the Surrey Hills Area of Outstanding Natural Beauty while to the south stretch the sandy heaths of Frensham.

Transport facilities for Farnham are excellent with Farnham Railway Station providing services to Alton and Waterloo and several bus routes offering regular services to the surrounding towns and villages.

Hawthorn Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Hawthorn 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.

Hawthorn 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.

Hawthorn 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

## \*\*TWO BEDROOM RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor retirement apartment. The property is front facing and situated near the lift for easy access.

The Lounge offers ample space for living and dining room furniture. A door leads to a Juliet balcony with rooftop views.

The Kitchen has been fitted with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in fridge, freezer, oven and 4-ring electric hob with extractor hood over.

Bedroom One is a generous double room which has a useful built-in mirrored wardrobe and also offers plenty of space for additional bedroom furniture if required. A door leads to a Juliet balcony with views of the front communal gardens. An ensuite shower room offers a curved shower cubicle with hand rail, a heated towel rail, a WC and wash hand basin with vanity unit beneath and storage above.

Bedroom Two is another good-sized room which could be used as a separate Dining room, Hobby room or Study.

The Bathroom offers a bath with overhead shower head and hand rail, a heated towel rail, a WC and a wash hand basin with vanity unit below and a mirrored cabinet with storage above.

Perfectly complementing this wonderful apartment are two useful storage cupboards located off the hallway.

Call us today to book your viewing at Hawthorn Lodge!



# Features

- Two bedroom apartment
- Super Efficient Air Source Heating
- 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
- Great location close to the town centre & excellent transport links
- 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.
- Communal gardens





# Key Information

Service Charge (Year Ending 31st May 2025):  
£4,620.62 per annum.

Ground rent £888.97 per annum. To be reviewed  
May 2030.

Council Tax: Band C

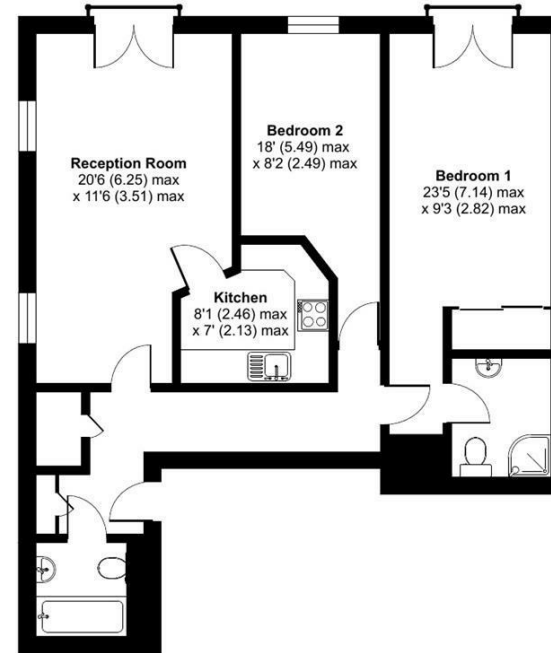
125 year Lease commencing 2016

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.

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

Approximate Area = 816 sq ft / 75.8 sq m  
For identification only - Not to scale



EPC Rating: C



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: 1196530

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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