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Asking Price £350,000 Leasehold

1 Bedroom, Apartment - Retirement

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



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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.

Hawthorn Lodge is 100 m from the Maltings Community Centre which offers year-round art, crafts and exercise classes, exhibitions, drama and music productions, (often from Edinburgh Fringe) as well as numerous festivals and a coffee shop open daily. 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 including: games afternoons, bridge and cards club, Sunday drinks, movie nights, coffee gatherings daily, exercise club, chair yoga.

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

## **\*\*ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Welcome to Hawthorn Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor retirement apartment. The property is presented in good order throughout and boasts it's own private patio area.

The Living Room offers a feature electric fireplace with attractive surround and ample space for living and dining room furniture. Double doors open to the owners private patio providing views across Gostrey Meadows, which is ever changing with the seasons and morning sunshine

The Kitchen is accessed via the Living Room and offers a range of modern 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/freezer and washer/dryer. A window provides light and ventilation.

The Bedroom is a generous double room with a built in mirrored wardrobe. There is plenty of space for additional furniture. A large window provides lots of natural light.

The Shower Room offers a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Hawthorn Lodge!



# Features

- One bedroom ground floor apartment with patio
- 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.



# Key Information

Service Charge (Year Ending 31st May 2025):  
£3,116.65 per annum

Ground rent £817.86 per annum. To be reviewed  
May 2030.

Council Tax: Band C

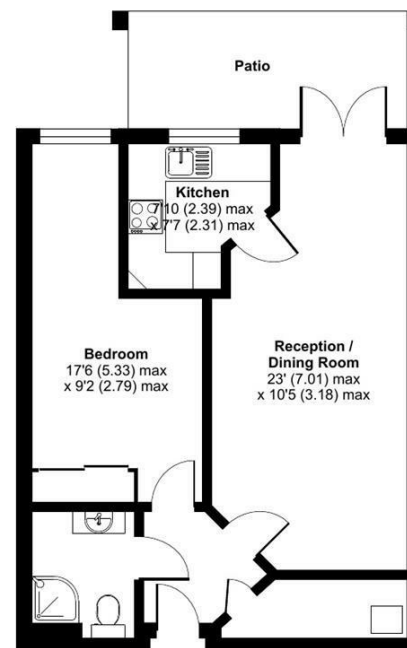
125 year Lease commencing 2016

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 = 534 sq ft / 49.6 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2024.  
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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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