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£270,000 Leasehold

1 Bedroom, Apartment - Retirement

17, 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.

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

Hampton 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 Retirement 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

DRAFT PARTICULARS - awaiting verification from the Sellers

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment overlooking the communal garden. The property is presented in good order and conveniently located for the Owners Lounge.

The Lounge offers ample space for living and dining room furniture.

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, a freezer and washer/dryer. 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

- Key Features One bedroom ground floor retirement apartment
- Good decorative order throughout
- No forward chain
- 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 Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£3,396.75 per annum

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

Council Tax: Band C

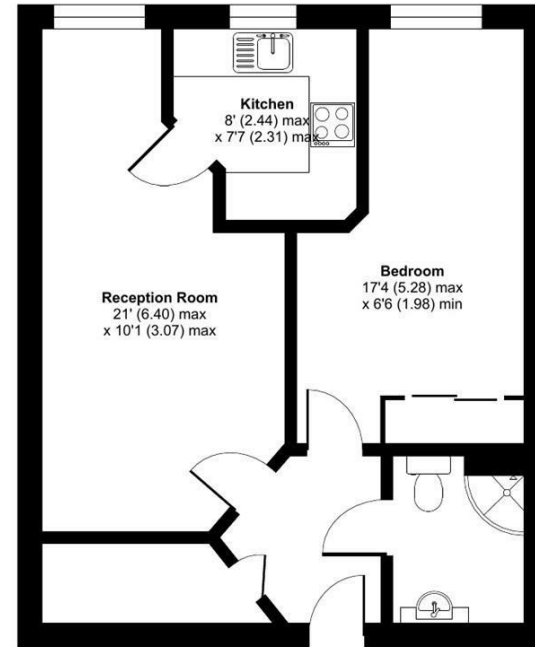
125 year Lease commencing 2016

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 = 500 sq ft / 46.5 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: 1151836

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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