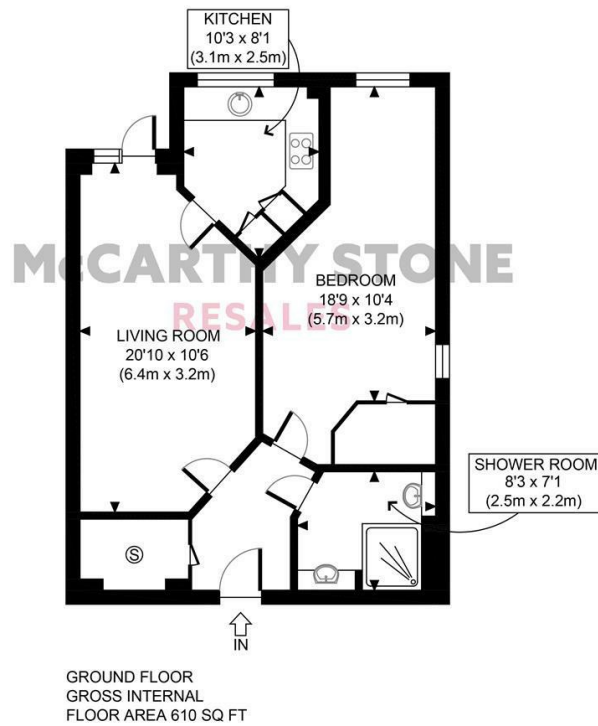


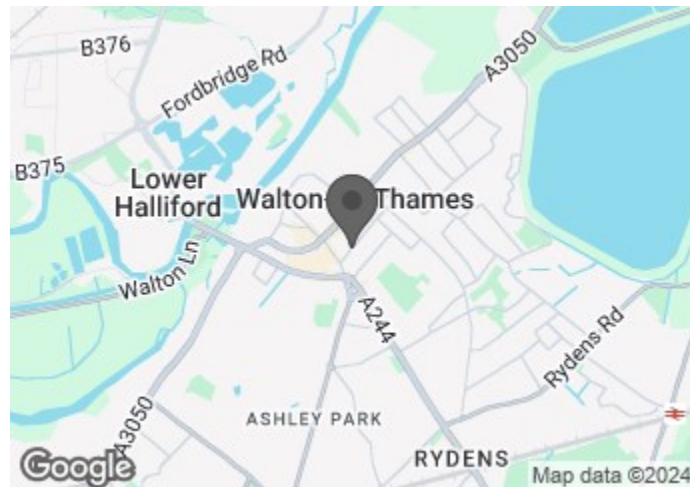
McCARTHY STONE RESALES

4 EDWARD PLACE CHURCHFIELD ROAD, WALTON-ON-THAMES, KT12 2FR



APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT / 57 SQM	Edward Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Date: 16/01/22
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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An immaculate bright and spacious one bedroom retirement apartment on the ground floor benefiting from having direct access onto a paved patio from the living room. Beautiful on site restaurant with table service providing fresh and delicious meals daily. ONE HOUR OF DOMESTIC ASSISTANCE IS INCLUDED PER WEEK. This absolutely pristine apartment has only been occupied for just nine months and must be seen to be fully appreciated.

All fixtures and fittings can be negotiated on.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £299,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CHURCHFIELD ROAD, WALTON-ON-THAMES

SUMMARY

This stylish McCarthy Stone Retirement Living Plus development features 51 one and two bedroom retirement apartments exclusively for the over 70s. A lovely place to call home, Edward Place is ideally located on Churchfield Road in Walton-on-Thames, with a Marks & Spencer and local Cinema close to hand and just a short walk away from the bustling High Street and the Heart Shopping Center. Here you will find an array of cafes, a public library, Sainsbury's and a parade of restaurants.

The stunning on-site communal areas include an elegant communal lounge where social events take place and an in-house restaurant, serving freshly prepared meals daily as well as drinks and snacks. The restaurant also boasts a bistro essentials shop, selling everyday items such as bread and milk. The private courtyard gardens are thoughtfully landscaped, full of life and colour and are professionally maintained for you to enjoy all year round.

All apartments feature a fully fitted and easily accessible kitchen, and a walk-in shower with a stylish rain shower feature and slip-resistant tiling. Security and comfort is ensured with intruder alarms, a camera entry system and an Estates Manager to ensure that every resident feels safe at all times. There is also wheelchair access and lifts to all floors for those with limited mobility.

A dedicated Estates Management team are on-site 24 hours a day to provide peace of mind and offer assistance. If additional care is needed, we can provide this too, with flexible care and support packages available. Edward Place has been thoughtfully designed with retirees in mind and offers independent living with assistance on hand when needed, in a beautiful and safe environment.

ENTRANCE HALL

Front door with spy hole and letter box leads to the entrance hall where the 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage/airing cupboard. Doors also lead to the living room, bedroom and shower room.

LIVING ROOM

A bright and spacious living room with a double glazed patio door with windows to the side opening onto a paved patio area. The living room is both light and neutral décor, making it is easy to add your own personal touches to this beautiful living area. Telephone and television point. Sky/Sky+ connection. Raised power points and ceiling lights. Part glazed door leads into the kitchen.

KITCHEN

A modern and stylish kitchen with high quality appliances and an extensive range of base and wall units fitted with high gloss doors and contrasting worktops. An electric waist height oven with fitted microwave above, ceramic hob with opaque glass splash back and stainless steel extractor hood, integral fridge/freezer. Stainless steel sink and drainer with mono lever tap. Integral dishwasher installed by current owner. Under pelmet lighting and large double glazed windows. # Please note the cooking appliances have never been used...

BEDROOM

A spacious dual aspect double bedroom allowing plenty of natural light with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

Part tiled and fitted suite comprising, a walk-in level access shower with a thermostatically controlled shower unit and grab rails, low level close coupled WC, vanity unit with wash basin and a double width illuminated mirror above. Shaving point, electric heater and extractor fan. Call point system in the bathroom.

SERVICE CHARGE (BREAKDOWN)

- One hour of domestic assistance included per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of

1 BED | £299,950

communal areas

- Buildings insurance

Service charge: £11,974.02 per annum (for financial year ending 30/09/25)

The service charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your estates manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD

Lease term: 999 years from the 1st June 2018

Ground rent: £435 per annum

Ground rent review date: June 2033

ADDITIONAL INFORMATION

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

