

**JAMES NEAVE**  
THE ESTATE AGENTS

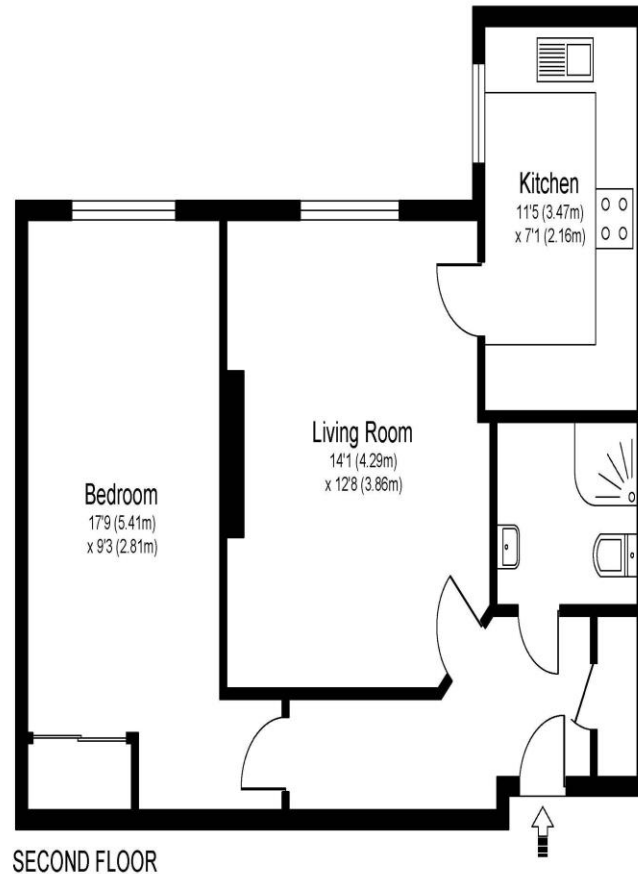


**47 Ash Lodge Churchfield Road Walton on Thames Surrey KT12 2EZ**

**£320,000**



ASH LODGE, KT12



Approximate Gross Internal Floor Area: 50 m sq / 540 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Over 60s Development. A selection of brand new one-bedroom apartment set in popular Ash Lodge Retirement complex. Ash Lodge is a new development built by Churchill. Each apartment is completely self-contained providing you with privacy and peace and quiet when needed. When you fancy company there is an owners' lounge, providing a popular and relaxed meeting place. There is a real convenience to living within a block such as Ash Lodge. The block is safe and secure, and all of the maintenance and upkeep is covered by the competitively priced service charge. Ash Lodge is superbly located just moments from Walton High Street meaning that all local amenities are within close proximity. EPC Rating B



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.