



Asking Price £365,000 Leasehold

2 Bedroom, Apartment - Retirement

56, Ash Lodge 15 Churchfield Road, Walton-On-Thames, Surrey, KT12 2EZ



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Retirement Property Specialists

Ash Lodge

Ash Lodge is a beautiful development of 59 one and two bedroom retirement apartments perfectly situated just off the main High Street in the riverside town of Walton-on-Thames. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

Transport facilities are excellent with Walton-on-Thames railway station offering services to destinations including London Waterloo, Woking and Basingstoke.

Walton-on-Thames is a vibrant town offering numerous shops and restaurants as well as a monthly farmer's market. The Heart is an exciting retail and residential complex, offering a combination of High Street fashion and al fresco dining.

There are two supermarkets in Walton; Sainsbury's and Aldi, Doctors Surgeries, Dentists, restaurants, hairdressers, barbers, cafes and a cinema. There are also a number of Churches in and around the town plus two Thames riverside Pubs, offering a selection of meals to satisfy most tastes, both within walking distance of the Lodge.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging 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.

Ash 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.

Ash 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.

Ash 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****

Welcome to Ash Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom top floor apartment presented in good order throughout.

The living room offers ample space for living and dining room furniture. A large window provides lots of natural light as well as views over the communal gardens.

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, fridge and freezer. A window provides light and ventilation.

Bedroom one is a generous double room with a built in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a large window provides natural light.

Bedroom two is another good sized double room that could also be used as a separate living room, study or hobby room.

The shower room offers a curved shower with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

A separate WC is located off the hallway and offers a WC, wash hand basin and heated towel rail.

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

Call us today to book your viewing at Ash Lodge!



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Features

- Two bedroom top floor apartment
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- Owners' private car park
- 24 hour Careline system for safety and security
- Landscaped Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- Lift to all floors



Key Information

Service Charge (Year ending 31st May 2026): £3,170.55 per annum.

Ground rent: £743.42 per annum. To be reviewed October 2029.

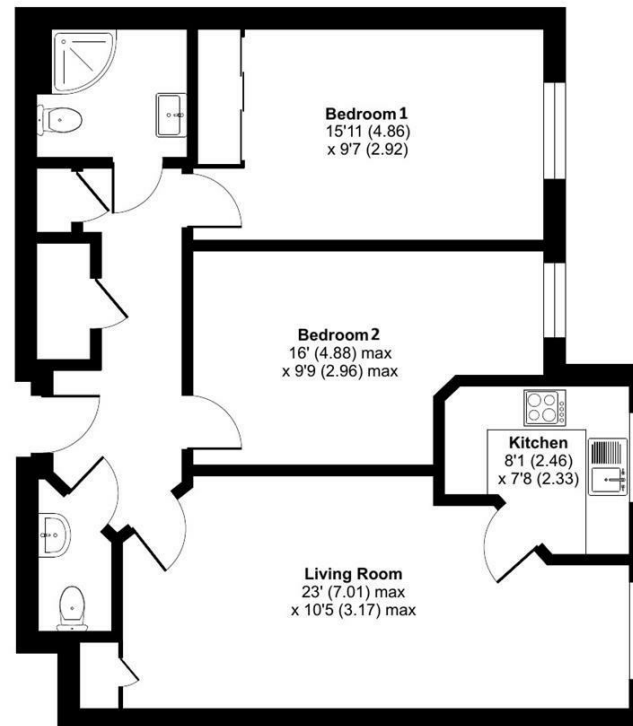
Council Tax: Band C

125 lease years commencing 2015


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, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 757 sq ft / 70.3 sq m
For identification only - Not to scale



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Churchill Sales & Lettings Limited. REF: 1410756

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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