

**JAMES NEAVE**  
THE ESTATE AGENTS

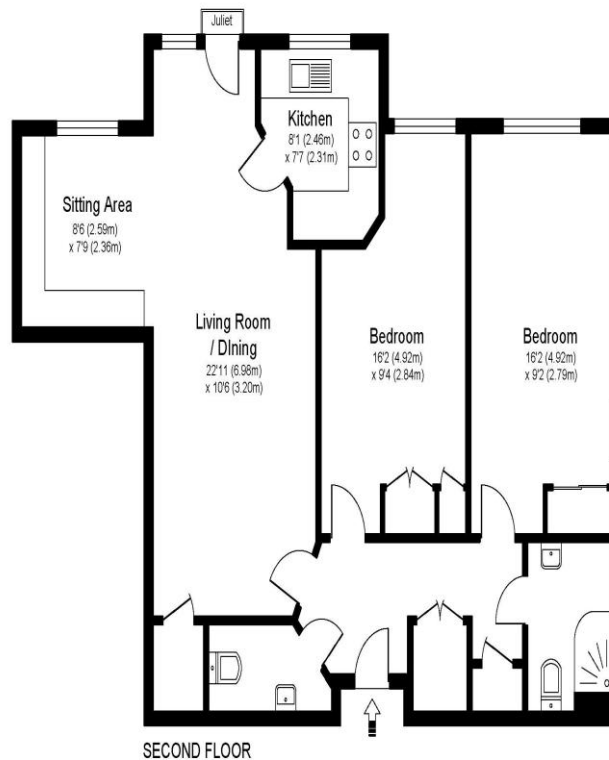


**35 Ash Lodge Churchfield Road Walton-On-Thames KT12 2EZ**

**£389,950**



ASH LODGE, CHURCHFIELD ROAD, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 75 m sq / 806 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.

Offered with no onward chain, a larger-than-average two-bedroom apartment set on the second floor of this modern Churchill over-60s development, ideally located just moments from Walton High Street with its shopping centre, supermarkets, restaurants, and amenities.

The property is in excellent condition throughout and benefits from a bright, airy feel and spacious layout. The flat offers two well-proportioned bedrooms, both featuring fitted wardrobes. There's a modern bathroom with a walk-in shower, a separate WC, a generous living/dining room with an additional reading area and built-in storage, and a separate kitchen with a sleek white finish. A Juliet-style balcony, excellent storage throughout, and electric radiator heating with additional electric fireplace in the living room add further appeal.

Ash Lodge is a well-maintained development offering superb communal facilities, including a residents' lounge, landscaped gardens, laundry room, mobility scooter storage, and a residents' car park (spaces on a first come, first served basis).

There is also an on-site Lodge Manager, secure entry system, and a 24-hour Careline for peace of mind. Viewings are highly recommended to fully appreciate the size, condition, and lifestyle on offer. EPC Rating

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**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.