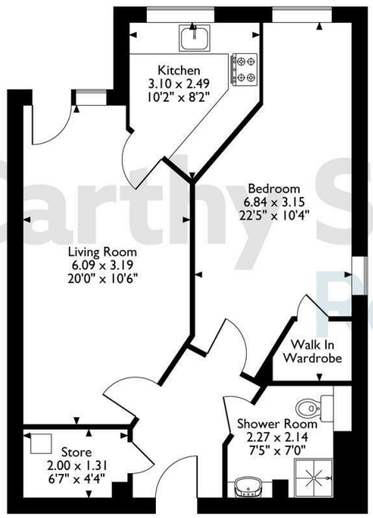
McCarthy Stone
Resales

Edward Place, Flat 22, 14, Churchfield Road, Walton-on-Thames, Surrey
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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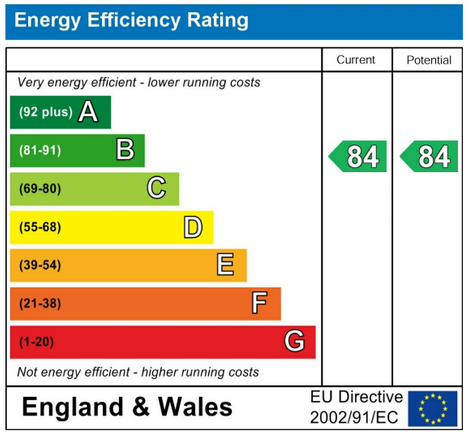
Council Tax Band: C



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

22 Edward Place

Churchfield Road, Walton-On-Thames, KT12 2FR

PRICE REDUCTION

Asking price £270,000 Leasehold

* OFFERED IN FANTASTIC CONDITION * Bright and airy one bedroom, first floor apartment in this sought after retirement living 'plus' development that offers a whole host of benefits to make anyone's retirement both relaxing and enjoyable .

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Churchfield Road, Walton-On-Thames, KT12

1 Bed | £270,000

PRICE REDUCED

Edward Place
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, just a short walk away from the bustling High Street and the Heart Shopping Centre. 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, an on-site hair salon offering different treatments, 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.

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. A hotel-style guest suite is available for when friends and family come to stay. Additional charges apply.

Care & Support
The personal care services available at Edward Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Edward Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

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 storage / airing cupboard. Doors also lead to the living room, bedroom and shower room.

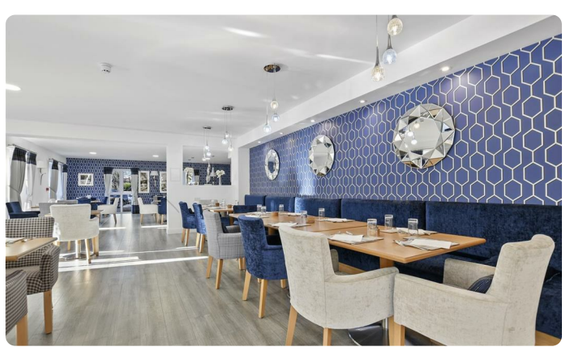
Living Room
A bright spacious living room opening to a juliet balcony. The living room is both light and neutral décor, making it is easy to add your own personal touches to your living area. Telephone and television point. Sky/Sky+ connection.

Kitchen
Modern fitted kitchen with an excellent range of low and eye level units and drawers with contrasting work surfaces. Electrically operated window sits below the stainless steel sink with mono lever tap and drainer. Waist height NEFF oven and fitted microwave above, four ring electric hob with stainless steel cooker hood above. Integral fridge freezer and dishwasher.

Master Bedroom
A spacious dual aspect double bedroom with a space for a dressing table and drawer units. Door leads to a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room
Part tiled and fitted suite with a walk in level access thermostatically controlled shower, close coupled WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heater and extractor fan. Call point system in the shower room.

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 .
• 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 into 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



Leasehold & additional information
Lease: 999 years from 1st Jan 2018
Ground rent: £435.00
Ground rent review: 1st Jan 2033
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
• 24-Hour on-site staffing
• 1 hours domestic assistance 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 communal areas
• Running of the on-site restaurant
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Annual Service Charge: £12,820.79 for the financial year ending 30/09/2027.

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