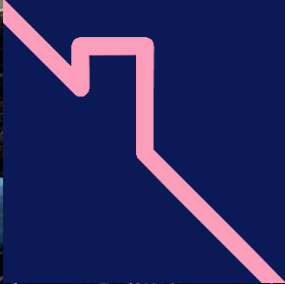




Absolute Homes



40 Homewood Grove
(The Addlestone)

Description:

Homewood Grove is a brand-new lifestyle community for the over 60s located between Ottershaw and Chertsey in Surrey. Owners will live among fully manicured gardens, with an outside terrace off the bar and restaurant, great for socialising with friends and neighbours, and a boules court and croquet lawn.

This fantastic, brand-new first floor apartment has just come on the market! It comes with 709 sqft of open plan living space, a spacious master bedroom containing built in wardrobes and a bathroom fitted with a walk in shower, vanity cupboard below the sink, heated towel rail and mirror created with use of sanitary-ware and ceramic tiling.

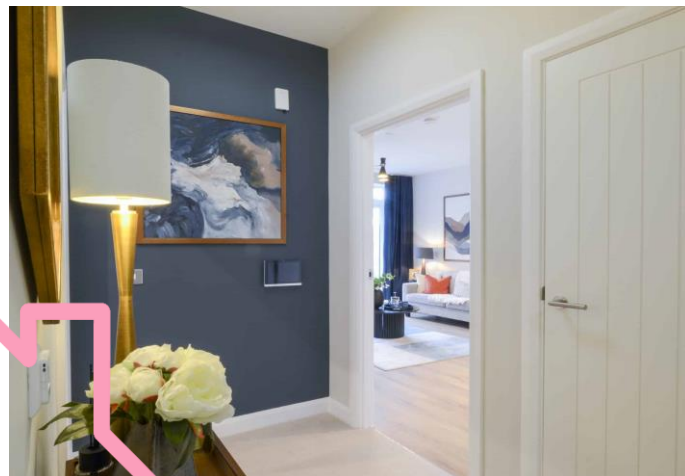
As well as a kitchen with fully integrated appliances and space for a dining table and chairs, leading into the living area which continues on to a private balcony overlooking the village courtyard.

Further specifics of the apartment include quality Amtico flooring throughout the living areas, and neutral carpets to bedrooms, energy efficient underfloor heating, as well as permit parking. For optimal security for our residents each apartment features a video and audio door entry system along with 24 hour emergency support response for your peace of mind.

Please note other charges apply – Monthly and Deferred Community Fees are payable in addition to the purchase price. There is a notional peppercorn ground rent. Please ask the Sales Advisors for details.

The images featured in this listing are indicative of available apartments and the Rangeford Villages lifestyle you could have. Note they are not necessarily representative of this specific property or village. All properties are sold as unfurnished other than integrated kitchen and relevant appliances.





Description Cont....

Our new later living retirement village in Surrey will be home to a number of state-of-the-art amenities to encourage you to lead an active and healthy lifestyle. Facilities include a wellbeing centre (pool, steam room and sauna), gym, dance studio, bistro, coffee shop and bar, and a hair and beauty salon all set among beautifully tended gardens.

To help you enjoy life to the full, a comprehensive range of village services can be enjoyed as standard or at an additional cost.

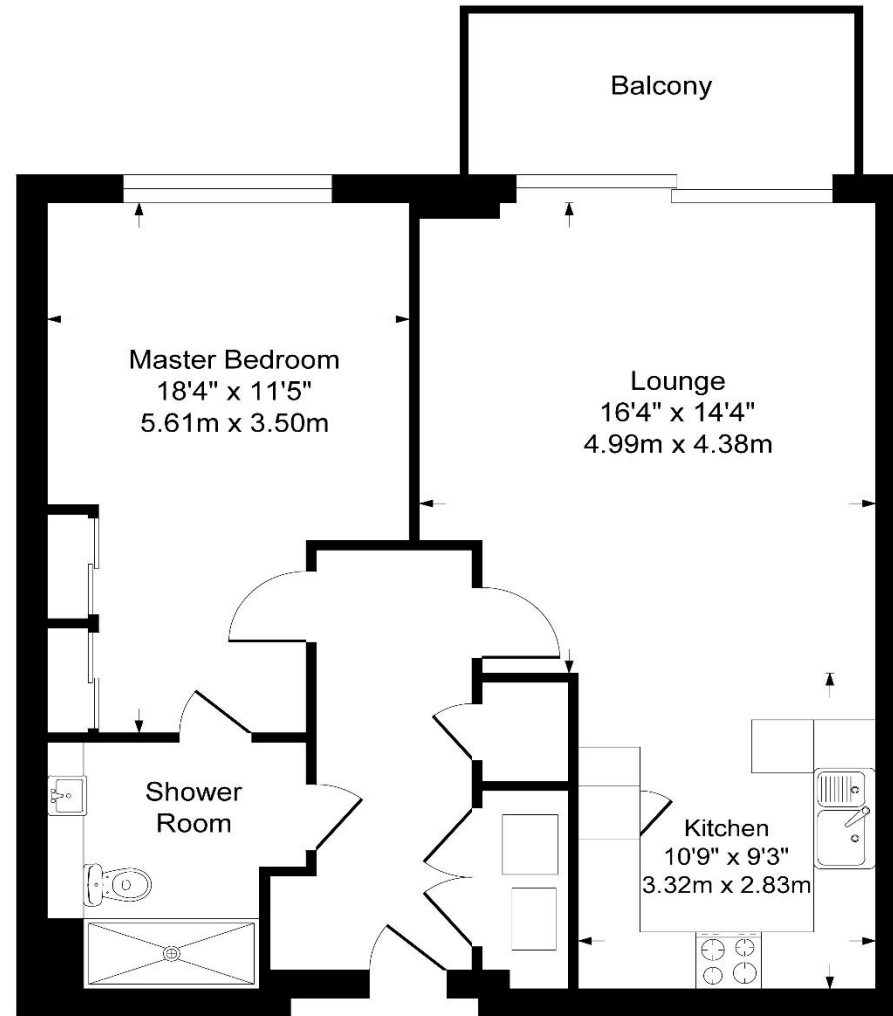
- Village Manager
- Guest suite for family and friends
- Concierge and village transport
- Village shop
- Housekeeping services
- Domiciliary Care team
- 24-hour emergency support response and emergency services co-ordination
- Resident group activities including exercise classes in the gym.

INFORMATION

TENURE:	Leasehold 999 years from January 2024
COUNCIL TAX:	D
COUNCIL:	Spelthorne Borough Council
EPC:	TBC
PRICE:	£416,500



**Approximate Gross Internal Area
707 sq ft - 66 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

 absolute-homes.co.uk

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

