



£2,450 PCM

1 Bedroom, Apartment - Retirement

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Headley Lodge

Headley Lodge is an exclusive and secure retirement development of 33 one and two bedroom apartments, set within beautiful landscaped grounds, located in the village of Ashted!

The development is ideally positioned with everything you need close by and benefits from a host of amenities consisting of a variety of shops, including the newly opened Marks & Spencer, eateries, pubs, hairdressers, a library and tennis club to name a few.

Ashted is a large village located in Surrey, nestled between Leatherhead and Epsom. Benefiting from a host of amenities and set within a beautiful location it offers a peaceful and suburban environment with many green spaces and areas of outstanding natural beauty such as the local Ashted nature reserve. Go on country walks and take up many other outdoor activities at numerous parks and woodlands. You will not only be close to stunning outside spaces but also close to a wide range of amenities like shops, restaurants, bars, recreational facilities, and outdoor activities.

Ashted offers great transport links with a regular train service to London Waterloo and easy access to the M25 motorway. It is no wonder Ashted is described as an idyllic location.

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.

Headley Lodge has been designed with safety and security at the forefront. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Headley 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.

Headley Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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# Property Overview

\*\* Service Charges and Ground Rent are included in the rent \*\*

Rent a BRAND NEW Churchill Living retirement apartment in Ashted! Built by the award-winning Churchill Living, this stunning one bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Headley Lodge.

Priced at £2,450 call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.



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# Features

- \*\* Service Charges and Ground Rent are included in the rent \*\*
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners' private car park
- Guest Suite available for your friends and family to stay in



# Key Information

## OVER 60's RETIREMENT APARTMENT

### LONG TERM TENANCY

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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

#### Security Deposit:

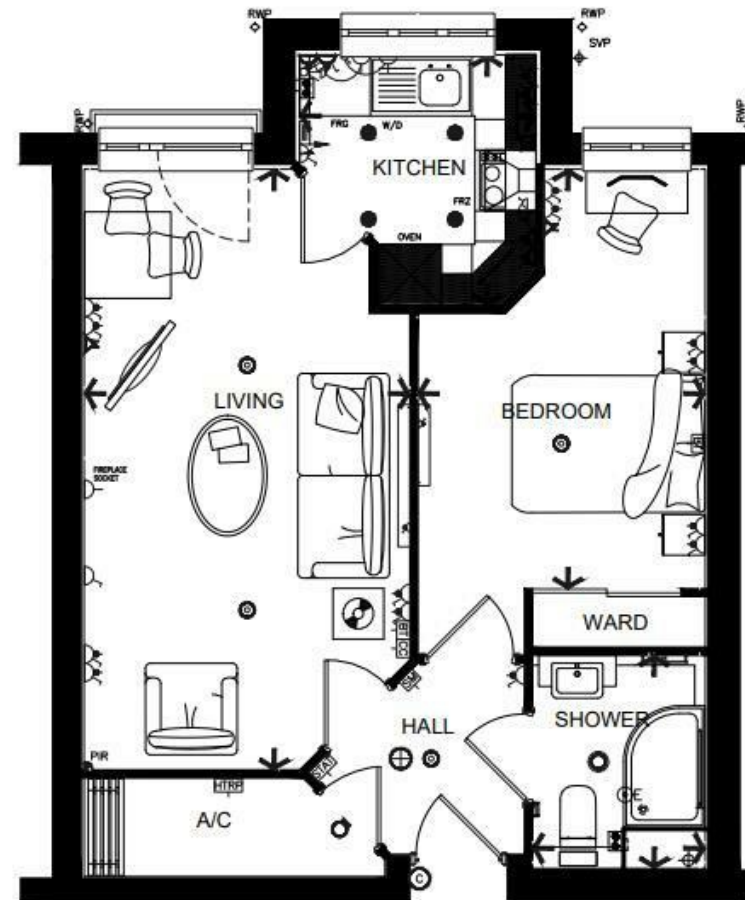
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

#### Holding Deposit:

A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: B



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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