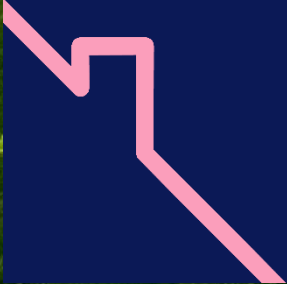




Absolute Homes



44 Homewood Grove  
(The Thorpe)

## Description:

Homewood Grove is a brand-new lifestyle community exclusively for the over 60s where you can enjoy a spacious new home built especially for you. Set among beautifully landscaped gardens near desirable Chertsey in Surrey, you're perfectly placed to benefit from all that the local area has to offer.

Created by Rangeford Villages, Homewood Grove is an exciting and dynamic environment for those embracing the more mature years, when there is more time for just enjoying life, while having the comfort of knowing support is available if you need it.

Our mission is to build beautiful homes for people to live long, healthy and satisfying lives in lovely surroundings where you can be part of a community, and where your friends and family will love to visit.

This brand-new first floor apartment has 1208 sqft of open plan living space.

The kitchen features fully integrated appliances with additional space for a dining table and chairs, perfect for entertaining. This leads into the living area which continues on to a private balcony with village views.

The spacious master bedroom features built in wardrobes and is adjoined by a modern ensuite. The second bedroom is a generously sized double with views of the village grounds. The third bedroom is perfectly sized for use as a study or hobby room.

The property has an ensuite shower room with walk in shower, along with a bathroom including vanity cupboard below the sink, heated towel rail and mirror. Both rooms are created with use of sanitary-ware and ceramic tiling. The utility cupboard with built in storage also includes a washer dryer.

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





## Description Cont....

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.

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.



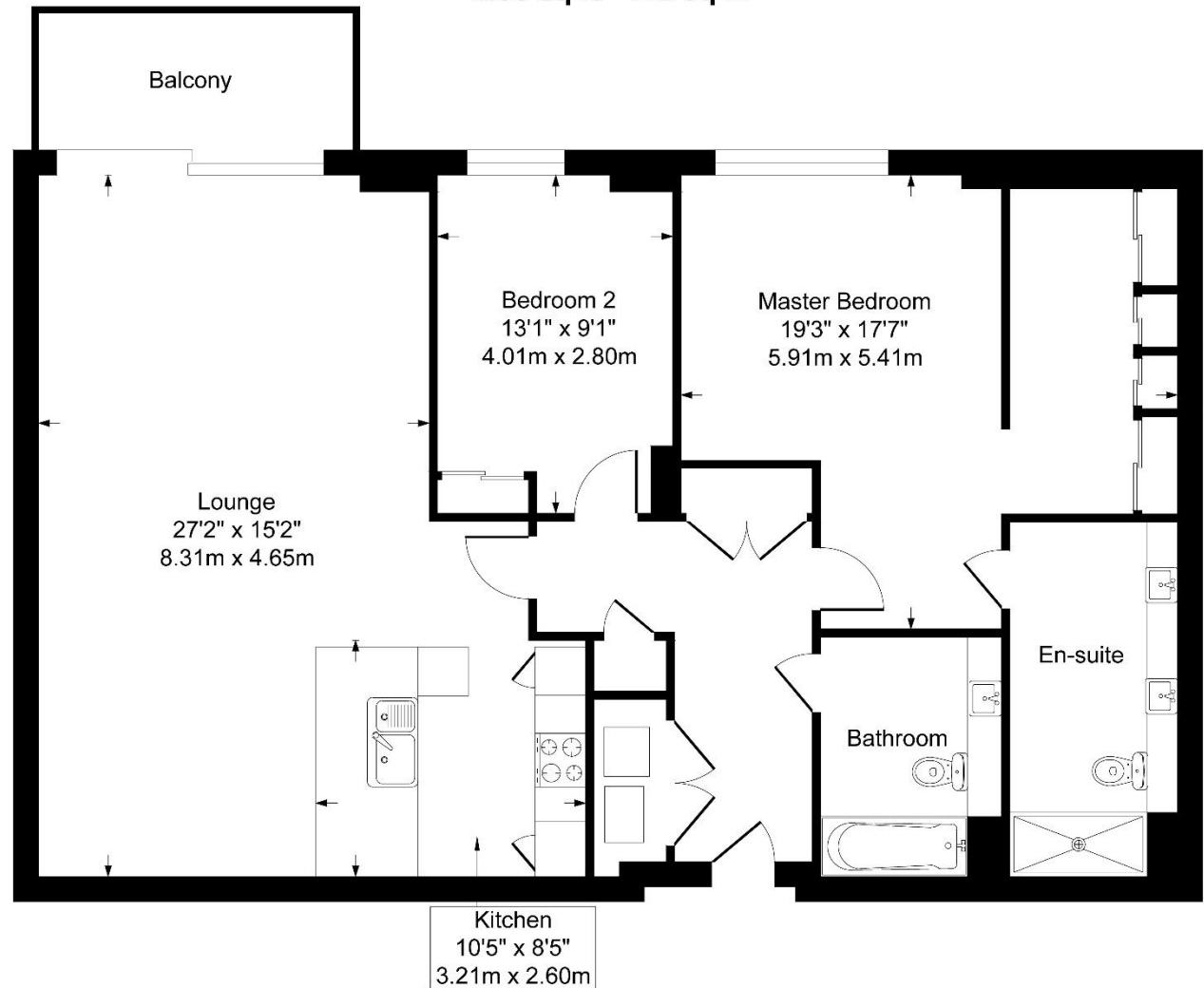
## INFORMATION

<b>TENURE:</b>	Leasehold 999 years from January 2024
<b>COUNCIL TAX:</b>	F
<b>COUNCIL:</b>	Spelthorne Borough Council
<b>EPC:</b>	TBC
<b>PRICE:</b>	£731,000

- 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.



**Approximate Gross Internal Area  
1206 sq ft - 112 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.

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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.

