

Asking Price £325,000 Leasehold

1 Bedroom, Apartment - Retirement

30, Stanley Lodge 134 Great Tattenhams, Epsom, Surrey, KT18 5SF

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Stanley Lodge

Stanley Lodge is a development of 34 one and two bedroom apartments in Tattenham Corner, which is a suburban village located in the historic market town of Epsom, in Surrey close to Epsom Racecourse and Epsom Downs. Buses service Tattenham Corner, Epsom and the surrounding areas and there is a train station in both Tattenham Corner and Epsom.

Tattenham Corner is a small neighbourhood located in the historic market town of Epsom, close to Epsom Racecourse and Epsom Downs. There is a selection of shops and eateries, a pharmacy, a mini supermarket, butchers, barbers, hairdressers and dry cleaners. You will also find a doctors, dentist and library close at hand. Located just over half a mile away is Tadworth Leisure and Community Centre, which offers a wide choice of classes, a swimming pool and a state of the art gym, allowing you to enjoy a variety of leisurely pursuits.

The nearby town of Epsom, offers an abundance of things to do. The high street and The Ashley Centre are filled with an array of popular shops and eateries. Throughout the year a host of productions are shown at Epsom Playhouse; ranging from an eclectic mix of musicals, dances and dramas. In addition, there is a cinema, library, local swimming pool and gym. Epsom Common boasts a large area of open space and Horton Country Park, also in Epsom, is home to beautiful ponds, woodlands and a golf course.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Stanley Lodge has been designed with safety and security at the forefront. The apartment has 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. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Stanley 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.

Stanley 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

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to Stanley Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located near the lift, stairs and guest suite. It is also Southerly-facing.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet Balcony while providing lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The Shower Room offers a large walk-in shower with handrail, a heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Stanley Lodge!







Features

- One bedroom first floor apartment with Juliet Balcony
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







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Key Information

Service Charge (Year ending November 2027): £3,948.26 per annum.

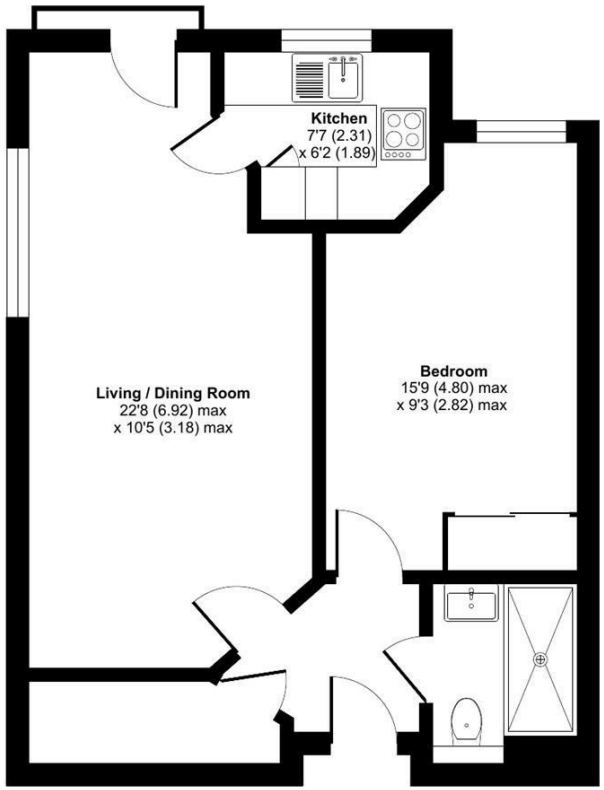
Ground Rent: £575 per annum. To be reviewed in 2032.

Council Tax: Band E

999 Year Lease commencing February 2025

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, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



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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