Asking Price £355,000 Leasehold

1 Bedroom, Apartment - Retirement

12, River View Lodge Manygate Lane, Shepperton, Surrey, TW17 9EQ

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Retirement Property Specialists

River View Lodge

River View Lodge is a charming development of 22 one and two-bedroom retirement apartments located in the idyllic riverside town of Shepperton. The development is situated close to the traditional High Street with its various restaurants, cafes and shops as well as benefitting from a variety of leisure activities and amenities. Supermarkets, Dentists, Doctors Opticians and a Post Office are also located close by.

You can take a relaxing boat trip or venture out to explore the surrounding areas via a number of lovely walks along the Thames Path National Trail. Situated amongst beautiful countryside, waterways and historical buildings, Shepperton has something to offer everyone.

Benefitting from good transport links, Shepperton train station offers services to Hampton, Kingston, Wimbledon and London Waterloo. In addition, the town is serviced by numerous bus routes to Chertsey, Woking, Walton-on-Thames and Kingston.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

River View 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. A 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.

River View Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to River View Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment presented in very good order throughout. The property provides spacious accommodation and is conveniently located near the lift and stairs.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the Juliet balcony with beautiful views of the communal gardens.

The Kitchen is accessed through 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 oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and frost-free freezer. A window allows for light and ventilation.

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

The Shower room offers a curved shower with handrail, a heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located off the Hallway.

This apartment simply must be viewed!

Call us today to book your viewing at River View Lodge!

Features

- One bedroom first floor apartment with Juliet balcony
- 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
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in
- Landscaped gardens

Key Information

Service Charge (Year ending 30th November 2026):
£4,984.77 per annum.

Ground rent: £575 per annum. To be reviewed 1st April 2026.

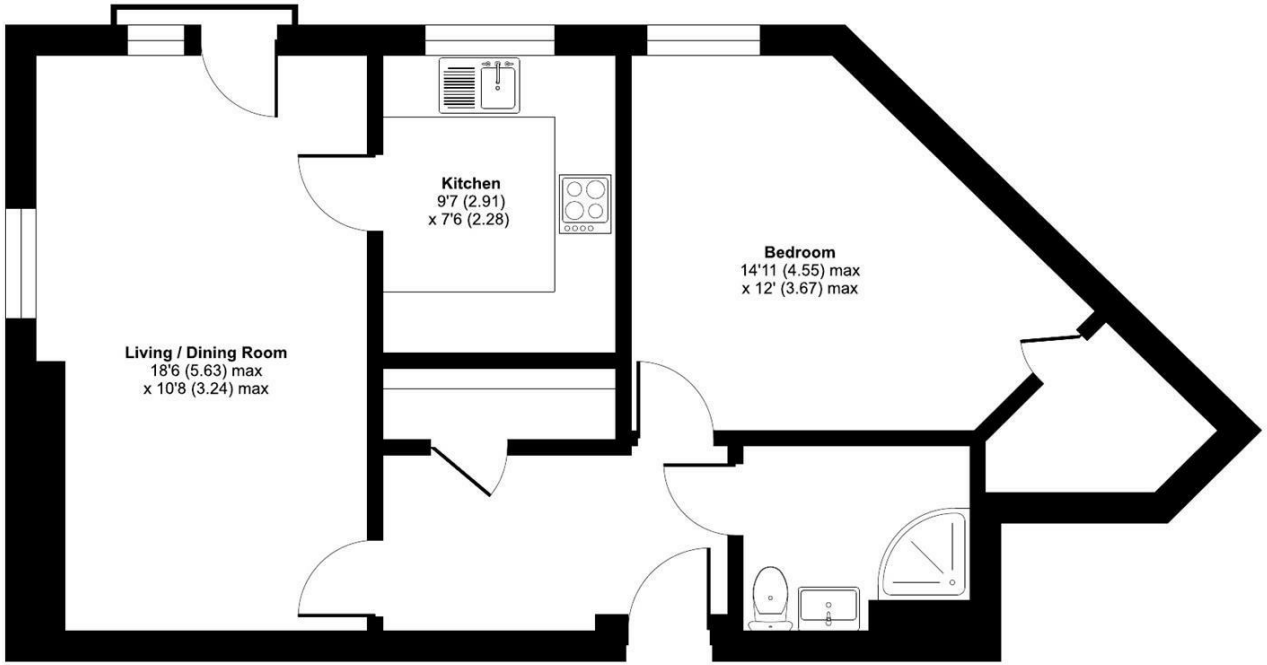
Council Tax Band D

999 year Lease commencing March 2019

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

Approximate Area = 587 sq ft / 54.5 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1459902

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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