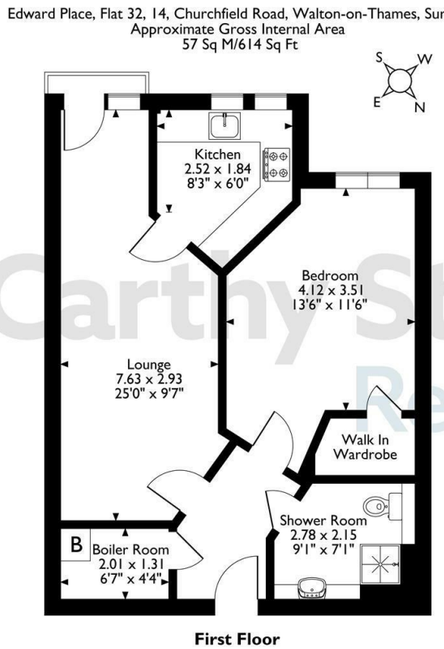
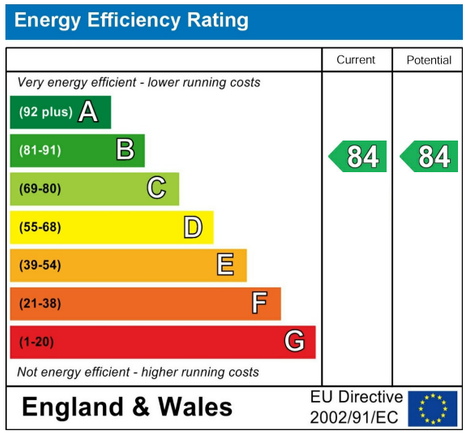
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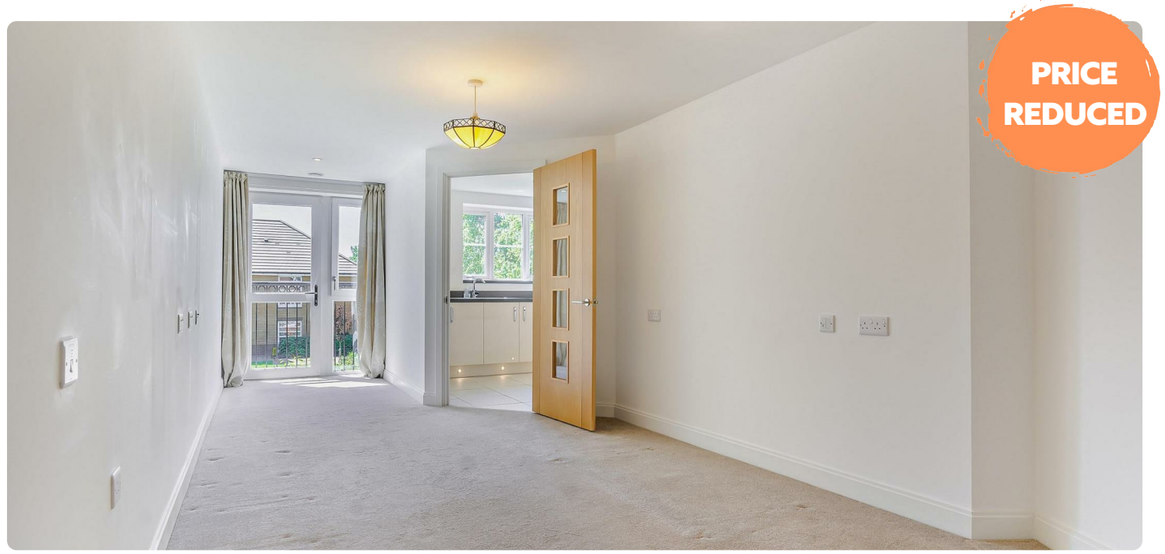
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The Property Ombudsman

McCarthy Stone
Resales

32 Edward Place

Churchfield Road, Walton-On-Thames, KT12 2FR







PRICE REDUCTION

Asking price £255,000 Leasehold

Nestled on Churchfield Road in the charming town of Walton-On-Thames, this purpose-built retirement apartment is designed for those aged over 70. The property features a welcoming reception room, a comfortable bedroom, and a well-appointed bathroom, offering a perfect blend of convenience and comfort for a relaxed lifestyle.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Churchfield Road, Walton-On-Thames

1 Bed | £255,000

Welcome to Edward Place – Stylish Retirement Livin

Edward Place is an elegant McCarthy Stone Retirement Living Plus development, designed exclusively for the over 70s. Featuring 51 beautifully appointed one and two-bedroom apartments, this is more than just a place to live, it's a place to thrive.

Perfectly located on Churchfield Road, Edward Place offers the best of both convenience and community. Enjoy being just a short stroll from the vibrant High Street and The Heart Shopping Centre, home to cafés, restaurants, a public library, Sainsbury's, and more. With Marks & Spencer and a local cinema also close by, everything you need is right on your doorstep.

Residents enjoy access to exceptional communal facilities, including a stylish lounge where regular social events take place, perfect for meeting friends and neighbours. The on-site restaurant serves freshly prepared meals daily, alongside drinks and snacks, and even features a bistro shop for essential items like bread and milk.

Step outside and discover the beautifully landscaped private courtyard gardens, professionally maintained and brimming with colour year-round, an ideal spot to relax and unwind.

Each apartment is thoughtfully designed with comfort and practicality in mind, offering a fully fitted, accessible kitchen, and a modern walk-in shower, slip-resistant tiles. Additional features include a secure camera entry system, intruder alarms, and an on-site Estates Manager to ensure complete peace of mind.

Edward Place is fully accessible, with lifts to all floors and wheelchair-friendly design throughout, supporting independence at every level.

A dedicated Estates Management team is on-site 24 hours a day to provide help whenever it's needed. Flexible, tailored care packages are also available, offering the reassurance of extra support without compromising your independence.

This welcoming community has been carefully designed to support a fulfilling and worry-free lifestyle in later life. Discover the perfect blend of independence, support, and comfort in a safe and sociable setting.

Entrance Hall

Front door with spy hole and letter box leads to the entrance hall where the 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage/airing cupboard. Doors also lead to the living room, bedroom and shower room.

Living Room

A bright and spacious living room featuring a double-glazed patio door with window to side opening to a Juliet balcony that overlooks the beautifully maintained communal gardens. Flooded with natural light and styled in a neutral décor, this inviting space offers the perfect canvas for adding your own personal touches.

The room is thoughtfully equipped with a telephone and television point, Sky/Sky+ connectivity, raised power sockets for ease of use, and elegant ceiling lighting. A part-glazed door leads seamlessly into the adjoining kitchen, enhancing the open and airy feel of this delightful living area.

Kitchen

A modern and stylish kitchen with high quality appliances and an extensive range of base and wall units fitted with high gloss doors and contrasting worktops. An electric waist height oven with fitted microwave above, ceramic hob with opaque glass splash back and stainless steel extractor hood, integral fridge/freezer. Stainless steel sink and drainer with mono lever tap. Integral dishwasher installed by current owner. Under pelmet lighting and large double glazed windows.

Bedroom

A spacious double bedroom allowing plenty of natural light with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room

Part tiled and fitted suite comprising, a walk-in level access shower with a thermostatically controlled shower unit and grab rails, low level close coupled WC, vanity unit with wash basin and a double width illuminated mirror above. Shaving point, electric heater and extractor fan. Call point system in the bathroom.

Service Charge (Breakdown)

- One hour of domestic assistance included per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £12,820.79 for the financial year ending 30/09/2027.

The service charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your estates manager.
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Lease term: 999 years from the 1st June 2018
Ground rent: £435 per annum
Ground rent review: 1st June 2033

Additional Information

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

PRICE REDUCED











