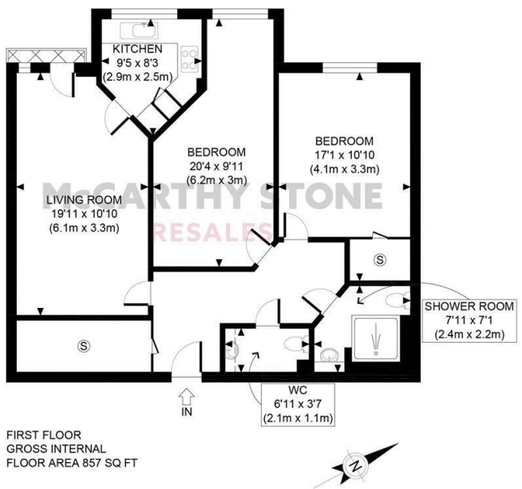
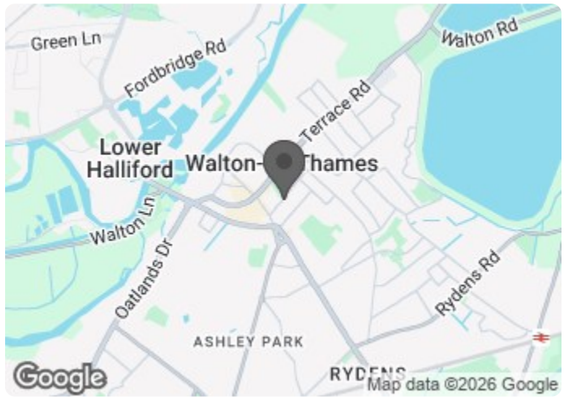
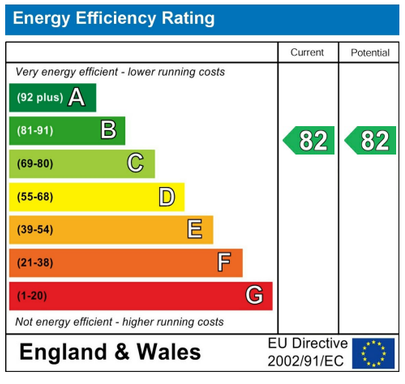
McCarthy Stone
Resales



APPROX. GROSS INTERNAL FLOOR AREA 857 SQ FT / 80 SQM	EDWARD PLACE
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 04/06/26 photoplan

Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

29 Edward Place

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

Asking price £430,000 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 and spacious living room, a modern fully fitted kitchen, two comfortable double bedrooms, a well-appointed shower room, and a separate WC/cloakroom offering a perfect blend of convenience and comfort for a relaxed lifestyle.

*** RECENTLY REPAINTED AND NEW CARPETS FITTED THROUGHOUT ***

Call us on 0345 556 4104 to find out more.

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

2 Bed | £430,000

Summary
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 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, bedrooms, shower room and WC/Cloakroom.

Living Room
A bright and spacious living room featuring a double-glazed patio door with window to side opening to a juliet balcony overlooking 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. Under pelmet lighting and large double glazed windows.

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

Bedroom Two
A second double bedroom of good proportions which could provide alternative uses such as a separate dining room, home office/study or a hobbies room. Ceiling lights, TV and phone point, window overlooking the landscaped gardens.

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. Emergency pull cord.

Guest WC/Cloakroom
Part tiled, close coupled WC, hand wash basin with chrome mono lever tap and storage below, double width illuminated mirror cabinet.

Allocated Car Parking Space
This apartment has an allocated car parking space.

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: £16,636.37 for the financial year ending 30/09/27.

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

Leasehold
Lease term: 999 years from the 1st June 2018
Ground rent: £510.00 per annum
Ground rent review: 1st June 2033

Additional Information & Services
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT