

Asking Price £110,000 Leasehold

1 Bedroom, Apartment - Retirement

10, Cornerway Lodge Headley Road, Hindhead, Surrey, GU26 6TN

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Cornerway Lodge

Cornerway Lodge is a stylish development of 29 one and two bedroom retirement apartments in Hindhead.

There are a wide variety of shops and places to eat in the village of Grayshott and Cornerway Lodge is ideally located just 400 yards away (less than a 10 minute walk) from these amenities, which include a mini supermarket, delicatessen and post office.

The village offers good transport facilities with a Hoppa bus service with links to Haslemere, Guildford and Petersfield, all of which have main railway stations with links to London and the south coast. Being within a mile of the A3 makes travel to London and Portsmouth easy.

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.

Cornerway 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.

Cornerway 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.

Cornerway 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 GROUND FLOOR RETIREMENT APARTMENT

This delightful one bedroom ground floor apartment has been redecorated throughout and is presented in excellent order. Ideally situated close to the owners' lounge, main entrance, laundry room and car park, the property offers both convenience and comfort and is available with no onward chain.

The Living Room is generous in size offering ample space for living and dining room furniture and benefitting from a feature electric fireplace with attractive surround. A French door provides direct access to the carpark and windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with oak work surfaces and tiled splashbacks. There is a built-in waist height oven, 4 ring Bosch induction hob, Bosch dishwasher, and Bosch fridge / freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. Dual aspect windows keep this lovely bedroom bright and airy.

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

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom ground floor apartment
- Redecorated throughout & new carpet in the living room and hallway
- Fully fitted kitchen with integrated appliances
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- Lodge manager available 5 days a week
- 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







Key Information

Service Charge (Year ending 31st May 2027): £3,721.27 per annum.

Ground Rent: £860.98 per annum. To be reviewed in January 2031.

Council Tax Band D

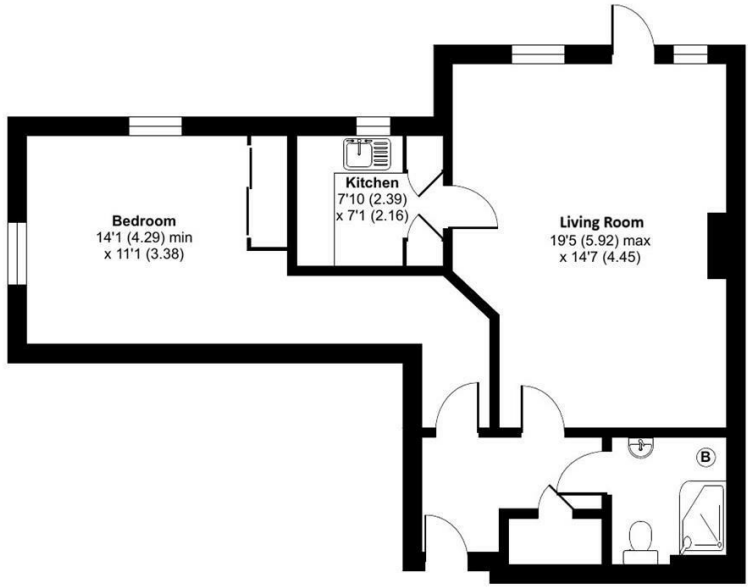
125 year lease commencing 2010

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, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 665 sq ft / 61.8 sq m

For identification only - Not to scale



EPC Rating: C

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1191553

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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