



Per Month £1,650 Per Month

1 Bedroom, Apartment - Retirement

9 Matthews Lodge Station Road, Addlestone, KT15 2FB

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

9 Matthews Lodge

Matthews Lodge is a prestigious development of 37 one and two bedroom retirement apartments located in the historic town of Addlestone. Situated midway between Weybridge and the ancient Abbey town of Chertsey, Addlestone and the surrounding areas have something for everyone with a wealth of leisure facilities, parks and open spaces including the local bowls club and putting green. In addition, the town is home to a golf club and leisure centre.

Just a few miles away is one of Britain's best loved gardens, the RHS Wisely Gardens, flower shows and tranquillity time and time again. Addlestone's Community Theatre hosts a busy program of plays and just 5 miles away is the South East's foremost theatres, the New Victoria Theatre in Woking, where first class drama and musical productions are presented.

Addlestone has excellent transport links to surrounding towns and villages. It is served by a rail link to Waterloo and the M25 and M3 are just a few minutes' drive away.

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.

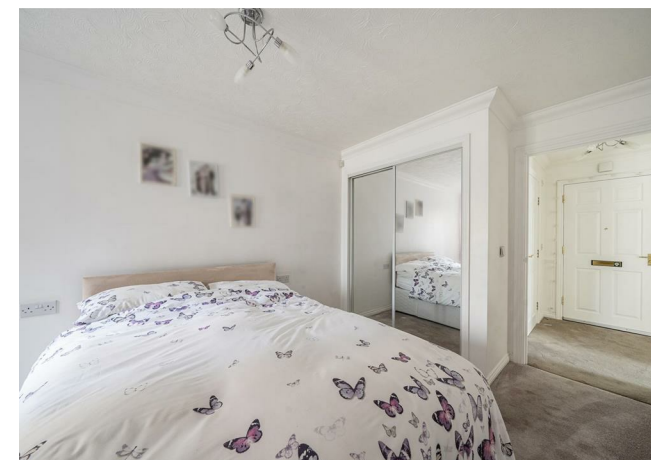
Matthews Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Matthews 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.

Matthews Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview



Features

- One Bedroom Ground Floor Apartment
- Rent Includes Heating & Water Rates
- Good Decorative Order
- Lodge Manager available 5 days a week
- 24 Hour Careline System for safety and security
- Owners' private car park



Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band C

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.

LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent.

EPC Rating:

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.



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists