



Asking Price £425,000 Leasehold

1 Bedroom, Apartment - Retirement

10, Heath Lodge Marsh Road, Pinner, Greater London, HA5 5PB

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Heath Lodge

Heath Lodge is a delightful development of one and two bedroom retirement apartments located in the village of Pinner.

Pinner is a wealthy residential area located in the London Borough of Harrow in the historical bounds of the county of Middlesex. The town was originally a hamlet and nestled to the northwest side of London and only half an hour away by Underground to Central London.

Local shopping is a short walk from Heath Lodge with small convenience stores, a pharmacy and small independent shops. A wider range of shops can be found on High Street and Bridge Street and several larger supermarkets are located within close vicinity to Heath Lodge.

Pinner itself is served by public transport links with easy access to the M25 and A1 motorways. Bus stops are located throughout the high street and a nearby underground station takes you straight into London, providing a perfect position for those wishing to explore.

Heath Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Heath 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.

Heath 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.

Heath 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

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY****

Situated in the fantastic development of Heath Lodge is this lovely one bedroom apartment. The property is conveniently located near the Guest Suite and offers deceptively spacious accommodation throughout.

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 owners private Balcony and windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good sized double with a walk in wardrobe. A window keeps this lovely bedroom bright and light.

The Bathroom offers a full-sized bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

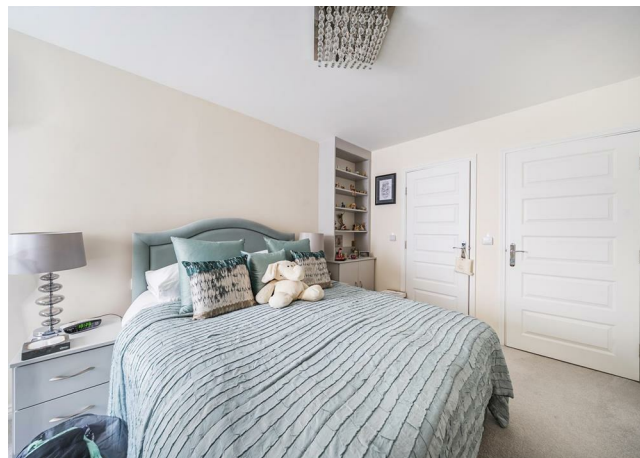
Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!



Features

- One bedroom first floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Great location close to the town centre & excellent transport links
- 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



Key Information

Service Charge (Year ending 31st May 2027): £3,705.61 per annum.

Ground Rent: £822.98 per annum. To be reviewed June 2031.

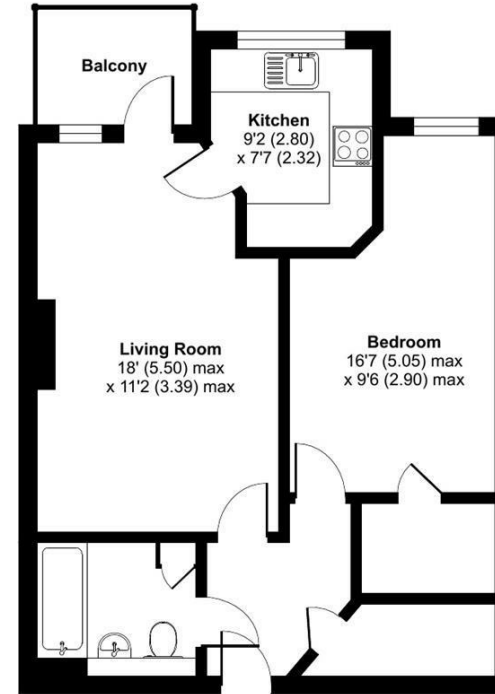
Council Tax: Band D

999 year Lease commencing 2018

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.

Approximate Area = 557 sq ft / 51.7 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). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1383178

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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