

Asking Price £125,000 Leasehold

1 Bedroom, Apartment - Retirement

20, Passfield Lodge 88 Guildford Road, Lightwater, Surrey, GU18 5RY

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Sales & Lettings
Retirement Property Specialists

Passfield Lodge

Passfield Lodge is a prestigious and stylish development of 24, one and two bedroom purpose built apartments constructed by Churchill Living. The development is ideally located in the village centre, close to all local amenities including full medical facilities, Post Office, Library and a good range of shops.

Lightwater is a charming village with a strong country character within easy reach of many places of interest and close to London. Lightwater is situated between Camberley and Chobham, just south of the M3 via Junction 3. The nearest train station is Bagshot with services from London to Southampton and the West Country.

Passfield Lodge's manager is on hand to support the Owners and keep the development in perfect shape.

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.

Passfield 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 and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Passfield 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.

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







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Passfield Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located for the stairs, lift and Guest Suite and offers stunning views over the communal gardens.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light as well as those fantastic garden views.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over and space for a fridge/freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired. A window keeps this lovely bedroom bright and airy.

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

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

Call us today to book your viewing!







Features

- One bedroom first floor apartment
- Presented in fantastic order throughout
- Fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Owners' Lounge with regular social activities
- Close to the town centre & excellent transport links
- Lovely communal 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): £3,458.17 per annum.

Ground rent £662.42 per annum. To be reviewed in June 2027

Council Tax: Band C

125 year Lease commencing 2006

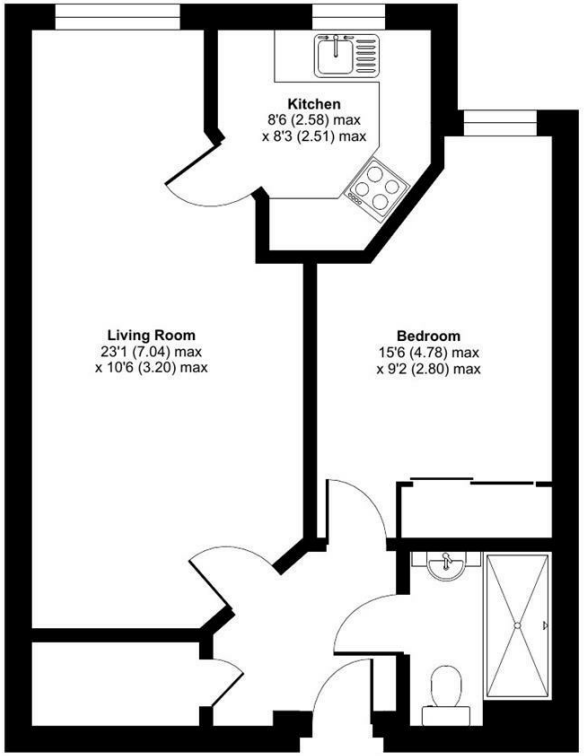
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

EPC Rating: C

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1485601

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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