



Asking Price £375,000 Leasehold

2 Bedroom, Apartment - Retirement

11, Wessex Lodge 24-26 London Road, Bagshot, Surrey, GU19 5FN



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Wessex Lodge

Wessex Lodge is an exclusive boutique-style development of 25 one and two-bedroom apartments in the village of Bagshot. The development is situated opposite the historic Bagshot Park and is just a short distance from the charming High Street with an array of local shops, boutiques and eateries.

Bagshot is a large village nestled within Surrey which has always had royal connections. The village offers a variety of local leisure pursuits such as the Bagshot Cricket Club, Tennis Club Lightwater Country Park and Bracknell Leisure Centre. Virginia Water Lake is ideal for a stroll taking in its ancient woodlands and cascading waterfalls. Having easy access to various nearby facilities Bagshot offers excellent transport links with buses servicing the surrounding area and its railway station offering direct services to Guildford, Ascot and neighbouring towns.

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.

Wessex 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.

Wessex 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.

Wessex 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

****TWO BEDROOM FIRST FLOOR APARTMENT WITH BALCONY****

Welcome to Wessex Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two bathroom first floor apartment, overlooking the communal garden and conveniently located for the lift.

The L-shaped Living Room offers ample space for living and dining room furniture. A French door opens to a private balcony with garden views and windows provide lots of natural light.

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, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a walk-in wardrobe, a storage cupboard and plenty of space for additional bedroom furniture if desired. An en-suite offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room could also be used as a separate Dining Room, Study or Hobby Room.

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

The Bathroom offers a full-sized bathtub with overhead shower, 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

- Two bedroom, two bathroom first floor apartment
- Balcony with garden views
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Lift to all floors
- 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 30th November 2026)
£5,938.96 per annum.

Ground rent £625 per annum. To be reviewed in November 2030

Council Tax Band D

999 year Lease commencing May 2020

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

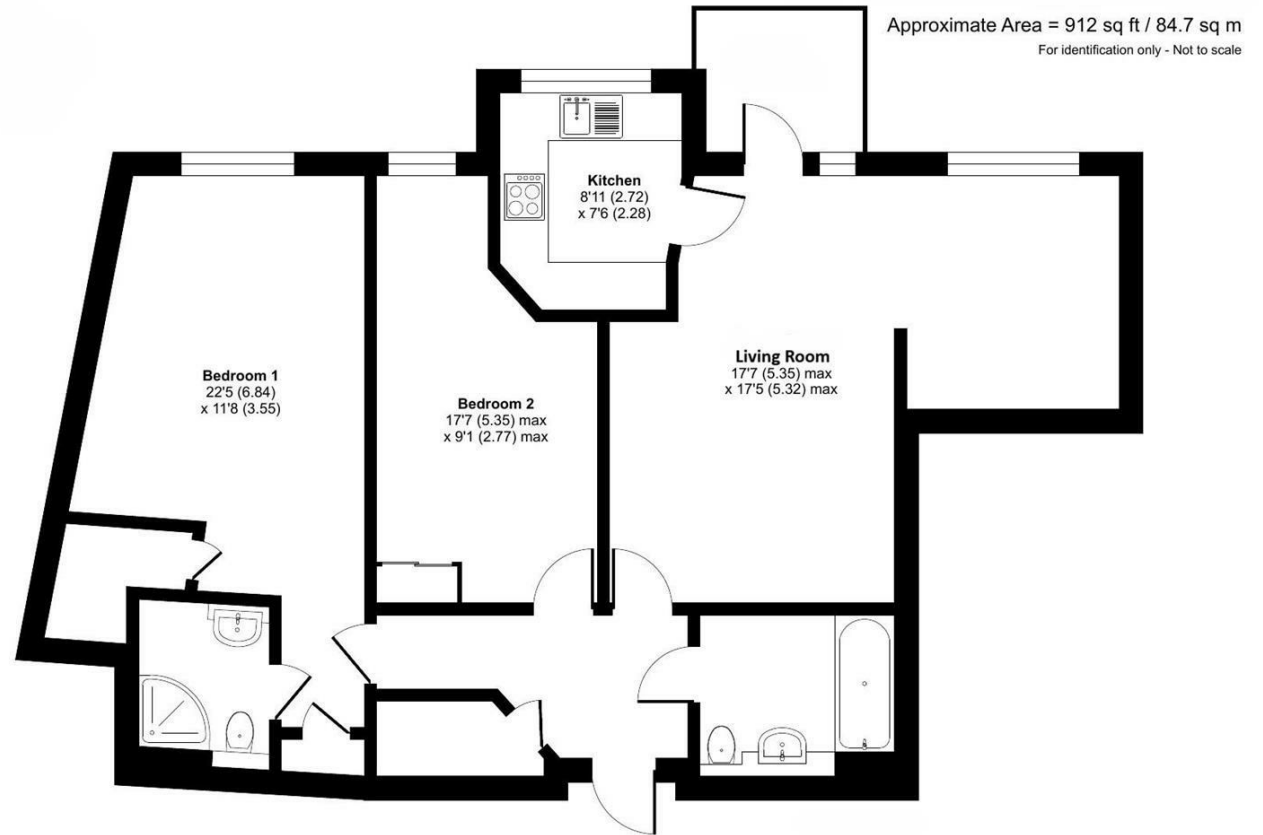
Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1502479



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