

Asking Price £200,000 Leasehold

1 Bedroom, Apartment - Retirement

15, Ash Lodge Churchfield Road, Walton-On-Thames, Surrey, KT12 2EZ

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

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Retirement Property Specialists

Ash Lodge

Ash Lodge is a beautiful development of 59 one and two bedroom retirement apartments perfectly situated just of the main High Street in the riverside town of Walton-on-Thames. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

Transport facilities are excellent with Walton-on-Thames railway station offering services to destinations including London Waterloo, Woking and Basingstoke.

Walton-on-Thames is a vibrant town offering numerous shops and restaurants as well as a monthly farmer's market. The Heart is an exciting retail and residential complex, offering a combination of High Street fashion and al fresco dining.

There are two supermarkets in Walton; Sainsbury's and Aldi, Doctors Surgeries, Dentists, restaurants, hairdressers, barbers, cafes and a cinema. There are also a number of Churches in and around the town plus two Thames riverside Pubs, offering a selection of meals to satisfy most tastes, both within walking distance of the Lodge.

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.

Ash 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.

Ash 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.

Ash 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 FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

This delightful one bedroom first floor apartment offers a southwest facing Juliet balcony and is conveniently located near the lift for easy access. The property is presented in good order throughout and is ready for the new owner to make it their own.

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 a Juliet Balcony and windows fill the room with natural light.

The Kitchen is accessed via the Living room and 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 with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

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

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

Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment with Juliet balcony
- Southwest facing
- 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
- 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 of the Guest Suites at all Churchill Living developments across the country.







Key Information

Service Charge (Year ending 31st May 2027): £3,302.76 per annum.

Ground rent: £743.42 per annum. To be reviewed October 2029.

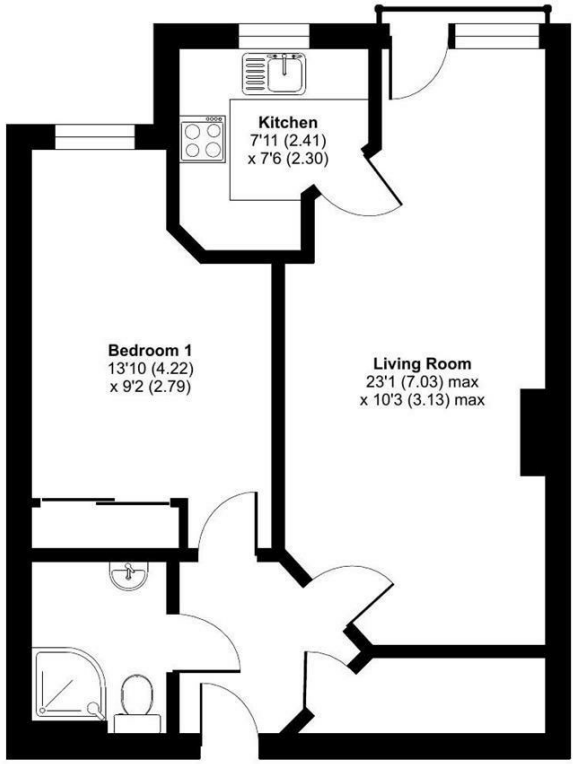
Council Tax: Band C

125 lease years commencing 2015

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, Air Source Heating, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C



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: 1513258

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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