

Asking Price £339,995 Leasehold

2 Bedroom, Apartment - Retirement

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

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

Churchill
Sales & Lettings
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 Guildford.

Walton-on-Thames is a vibrant town offering numerous shops, pubs 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 three supermarkets in Walton; Sainsbury's, Aldi, a Marks and Spencer Food Hall. Doctors Surgeries, Dentists, restaurants, hairdressers, barbers, cafes, a cinema, Leisure Centre and swimming pool. 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

TWO BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY

SOUTH WESTERLY FACING

Welcome to Ash Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom second floor apartment. The property is conveniently located near the stairs and is presented in fantastic order throughout.

The Kitchen is accessed via the Living Room with 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 L-shaped Living Room is generous in size, offering ample space for Living and Dining room furniture. The current owners have created a cosy reading nook with the additional space. A French door opens to a Juliet Balcony.

Bedroom One is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture. A large window keeps this lovely bedroom bright and light.

Bedroom Two is another good sized double room with built-in storage. This room is currently being used as a study but could also be used as a separate Living/Dining Room, or Hobby Room.

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

A separate WC is located off the hallway and offers a WC with wash hand basin and heated towel rail.

Perfectly complementing this apartment are two useful storage cupboards located off the hallway.

Call us today to book your viewing at Ash Lodge!







Features

- Two Bedroom second floor apartment with Juliet balcony
- Fully fitted kitchen with integrated appliances
- South Westerly facing
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- Owners' private car park
- 24 hour Careline system for safety and security
- 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
- Landscaped Gardens







Key Information

Service Charge (Year ending 31st May 2027): £4,954.14 per annum.

Ground rent: £817.10 per annum. To be reviewed October 2029.

Council Tax: Band D

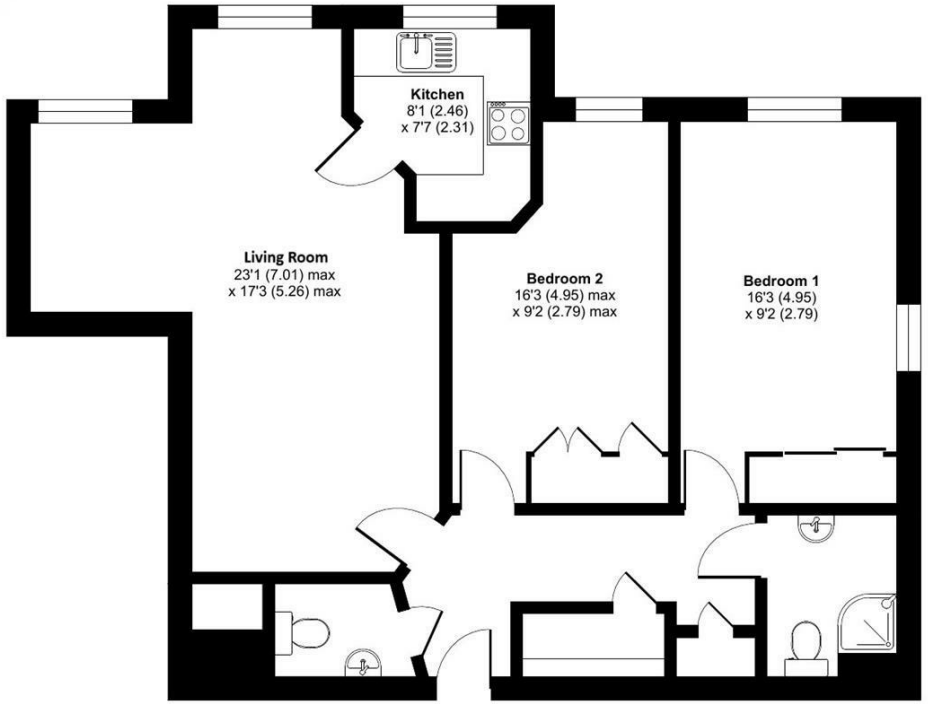
125 lease years commencing 2015

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: B

Approximate Area = 812 sq ft / 75.4 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 2025. Produced for Churchill Sales & Lettings Limited. REF: 1388853

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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