

Asking Price £349,950 Leasehold

1 Bedroom, Apartment - Retirement

16, Headley Lodge Leatherhead Road, Ashtead, Surrey, KT21 2TP

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

Churchill
Sales & Lettings
Retirement Property Specialists

Headley Lodge

Headley Lodge is a delightful development of 33, one and two bedroom retirement apartments located in the village of Ashtead.

Ashtead is a large village located in Surrey, nestled between Leatherhead and Epsom. Benefiting from a host of amenities and set within a beautiful location, Ashtead has all you need for an enjoyable retirement.

The centre of the village offers a variety of shops, eateries, pubs, hairdressers, a library and a tennis club, all conveniently located with those daily essentials being right on your doorstep.

Enjoying good transport connections and railway station with easy access to London, Guildford and
Horsham, it is no wonder Ashtead is described as an idyllic location.

Headley Lodge's manager is on hand throughout the day to support the residents 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Headley 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.

Headley 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.

Headley 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

BRAND NEW ONE BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY

FURNITURE INCLUDED

Welcome to Headley Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is presented in fantastic order throughout and is conveniently located near the stairs and lift providing easy access.

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, washer/dryer, fridge and frost-free freezer.

The Living Room offers feature electric fireplace with attractive surround and ample space for living and dining room furniture. A french door opens to a Juliet Balcony with garden views.

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

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

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

This apartment simply must be viewed!

Call us today to book your viewing at Headley Lodge!







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Features

- **Brand New & Furniture included**
- One Bedroom first floor apartment with Juliet Balcony and garden views
- Fully Fitted Kitchen with Integrated Appliances
- Great location close to the town centre and excellent transport links
- Owners Lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners Private Car Park
- Lodge Manager available 5 days a week
- Owners Buggy Storage
- 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 Aug 2027): £4,128.80 per annum.

Ground Rent: £815.94 per annum. Next review date June 2031.

Council Tax: Band E

125 year Lease commencing 2016

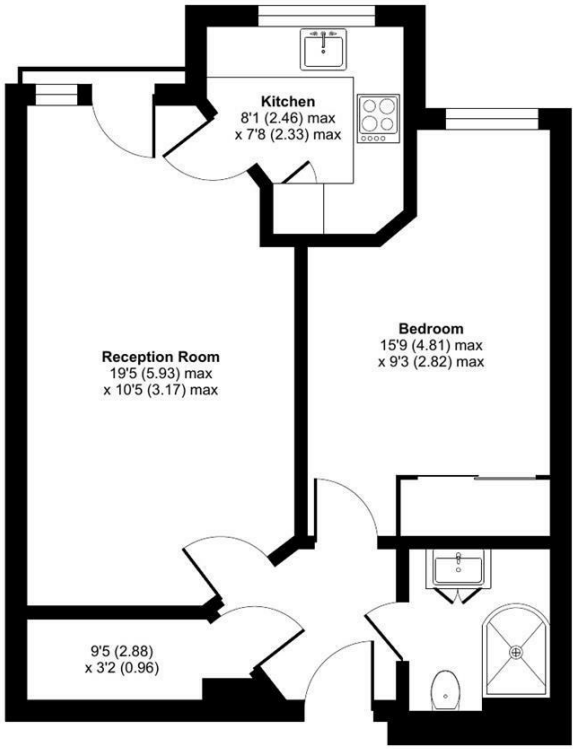
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, ground source heating for apartment electricity, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

EPC Rating: B

Approximate Area = 492 sq ft / 45.7 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: 1248076

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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