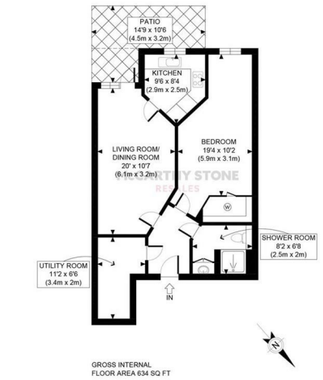
Excellent

Trustpilot

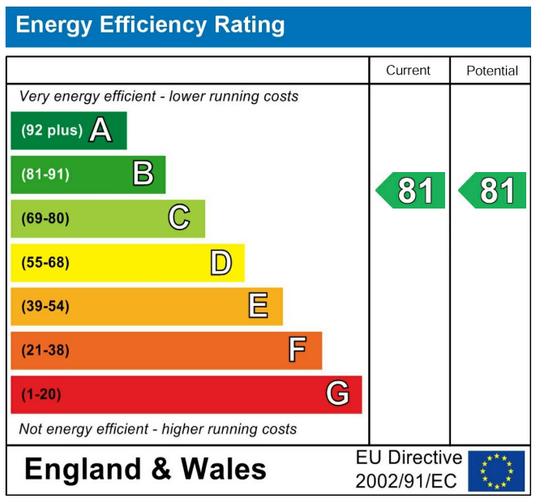
McCarthy & Stone
Resales.





APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT / 59 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Edward Place 1540438 photoplan





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



7 Edward Place

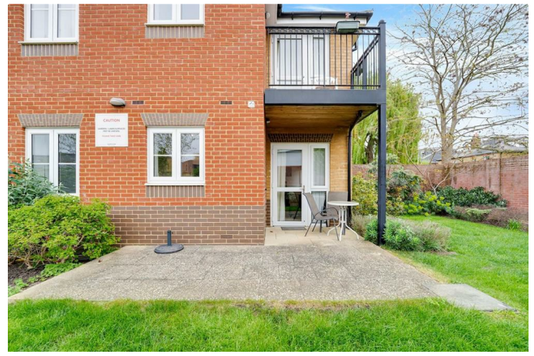
14 Churchfield Road, Walton-On-Thames, KT12 2FR

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 7 Edward Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk



Why you'll love living here:

- Bright and spacious one bedroom retirement apartment
- Large part covered paved patio area
- 24-hour emergency call system
- Estate Manager with 24/7 staffing
- Table service restaurant serving freshly prepared meals daily
- Social communal lounge
- Guest Suite for family or friends
- Wellness suite/ Hairdressing salon
- Landscaped gardens
- Laundry room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

7 Edward Place, Walton-On-Thames

1 | 1 | Asking price £249,000

Development Overview
Edward Place is an elegant McCarthy Stone Retirement Living Plus development, designed exclusively for the over 70s. Featuring 51 beautifully appointed one and two-bedroom apartments, this is more than just a place to live, it's a place to thrive.

Perfectly located on Churchfield Road, Edward Place offers the best of both convenience and community. Enjoy being just a short stroll from the vibrant High Street and The Heart Shopping Centre, home to cafés, restaurants, a public library, Sainsbury's, and more. With Marks & Spencer and a local cinema also close by, everything you need is right on your doorstep.

Residents enjoy access to exceptional communal facilities, including a stylish lounge where regular social events take place, perfect for meeting friends and neighbours. The on-site restaurant serves freshly prepared meals daily, alongside drinks and snacks, and even features a bistro shop for essential items like bread and milk.

Step outside and discover the beautifully landscaped private courtyard gardens, professionally maintained and brimming with colour year-round, an ideal spot to relax and unwind.

Each apartment is thoughtfully designed with comfort and practicality in mind, offering a fully fitted, accessible kitchen, and a modern walk-in shower, slip-resistant tiles. Additional features include a secure camera entry system, intruder alarms, and an on-site Estates Manager to ensure complete peace of mind.

Edward Place is fully accessible, with lifts to all floors and wheelchair-friendly design throughout, supporting independence at every level.

A dedicated Estates Management team is on-site 24 hours a day to provide help whenever it's needed. Flexible, tailored care packages are also available, offering the reassurance of extra support without compromising your independence.

This welcoming community has been carefully designed to support a fulfilling and worry-free lifestyle in later life. Discover the perfect blend of independence, support, and comfort in a safe and sociable setting.

Property Overview
A beautifully presented and spacious one-bedroom ground floor retirement apartment, offering low-maintenance living with the added benefit of a large walk-out paved patio area. The property offers a generous-sized living room, providing a comfortable and welcoming space, with a glazed door opening directly onto a patio, creating a lovely extension to the living accommodation. The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the wet room style bathroom is fitted with a level access shower. Further useful storage is provided by a walk-in airing cupboard/utility cupboard, adding to the apartment's excellent practicality.

Social Lifestyle
The Communal Lounge is at the heart of the community at Edward Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Edward Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Edward Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Car Parking
This apartment has an allocated car parking space.

Service Charge (Breakdown)
- One hour of domestic assistance included per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £12,820.79 for the financial year ending 30/09/27.

The service charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your estates manager.

Leasehold
Lease term: 999 years from the 1st June 2018
Ground rent: £435 per annum
Ground rent review: 1st June 2033

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.









