

Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

53, Laurel Lodge 22 Denmark Road, Carshalton, Greater London, SM5 2FQ

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

Churchill
Sales & Lettings
Retirement Property Specialists

Laurel Lodge

Situated near to the High Street in the town of Carshalton, Laurel Lodge is a stylish development of 57 one and two bedroom retirement apartments. Carshalton is situated within a London suburb and benefits from the Freedom Pass. Carshalton is famous for its stunning historic lavender fields where, during the right seasons, fields of purple can be seen providing a spectacular view. Benefiting from a host of shops, eateries, cafes, pubs and welcoming tearooms, there is something to suit all tastes! Carshalton's leisure centre offers a variety of activities and social pursuits. Meanwhile a local supermarket, doctor's surgery, dentist and pharmacy allows you to have all of these essential amenities close by.

Carshalton benefits from excellent transport links with buses servicing the local area and trains offering access to London, Sutton, Epsom and St. Albans. The extensive connections to A-roads provides a gateway to London and the South East.

The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Laurel Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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.

Laurel 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.

Laurel Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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

Property Overview

ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom third floor apartment. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire. A window provides lots of 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, washer/dryer, fridge and frost-free freezer.

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

The Shower Room offers a large curved shower with handrail, 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 at Laurel Lodge!







Features

- One bedroom third floor apartment
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- Landscaped gardens
- 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







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

Key Information

Service charge (year ending 31st May 2027): £3,452.44 per annum.

Ground rent: £814.78 per annum. To be reviewed in May 2032.

Council Tax: Band C

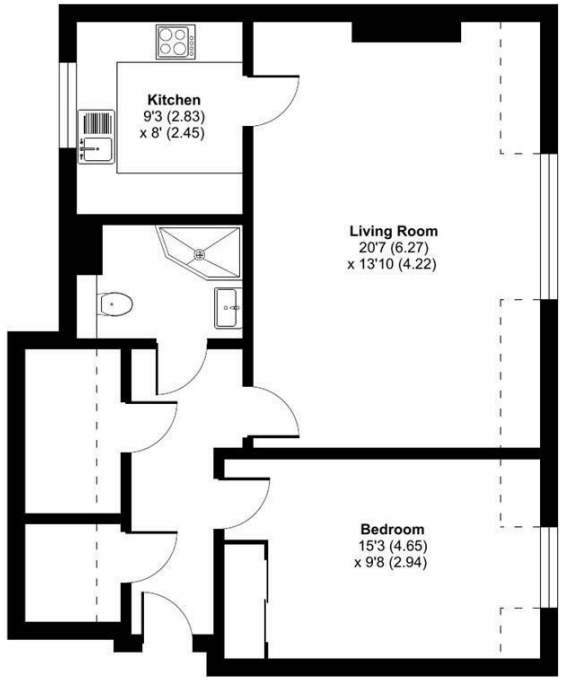
125 year Lease commencing 2017

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, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 626 sq ft / 58.1 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Total = 710 sq ft / 65.9 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: 1347073

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.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists