



Asking Price £650,000 Leasehold

2 Bedroom, Apartment - Retirement

2, Heath Lodge Marsh Road, Pinner, Middlesex, HA5 5PB



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Churchill
Sales & Lettings
Retirement Property Specialists

Heath Lodge

Heath Lodge is a delightful development of one and two bedroom retirement apartments located in the village of Pinner.

Pinner is a wealthy residential area located in the London Borough of Harrow in the historical bounds of the county of Middlesex. The town was originally a hamlet and nestled to the northwest side of London and only half an hour away by Underground to Central London.

Local shopping is a short walk from Heath Lodge with small convenience stores, a pharmacy and small independent shops. A wider range of shops can be found on High Street and Bridge Street and several larger supermarkets are located within close vicinity to Heath Lodge.

Pinner itself is served by public transport links with easy access to the M25 and A1 motorways. Bus stops are located throughout the high street and a nearby underground station takes you straight into London, providing a perfect position for those wishing to explore.

Heath Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Heath 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. 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.

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

Heath Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this Brand New two bedroom ground floor apartment with two raised terraces. The property benefits from an En Suite to Bedroom One and offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture and has a door opening onto one of the raised terraces.

The Kitchen is accessed via the Lounge and offers a range of 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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful mirrored Wardrobe and plenty of space for additional bedroom furniture if required there is also a door out to the second raised terrace.

The En-Suite has a shower cubicle with handrail, heated towel rail, a WC and wash hand basin.

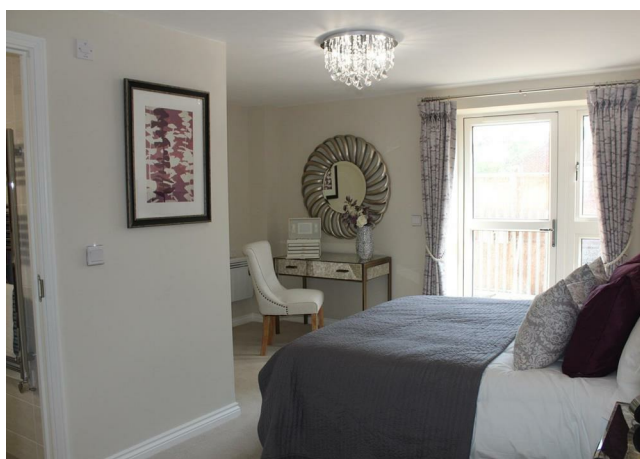
Bedroom Two is another good size room and could also be used as a Study or Hobby Room. The Bathroom also offers a shower cubicle and handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



Features

- Brand New
- Two Bedroom Ground Floor Apartment
- Two Raised Terraces
- En Suite Shower Room
- Fully fitted kitchen with integrated appliances
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Guest Suite available for Friends & Family to stay in.



Key Information

Service Charge (Year Ending 31st May 2024):
£6,892.47 per annum.

Ground Rent: £625 per annum. To be reviewed
June 2025.

Council Tax: Band E

999 year Lease commencing 2018

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, garden maintenance, lift maintenance & Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



Living	Width 12'-1" [3695]	max	Length 18'-6" [5645]	max
Kitchen	Width 7'-11" [2405]	max	Length 8'-3" [2515]	max
Shower	Width 6'-3" [1900]	max	Length 7'-4" [2240]	max
Bedroom 1	Width 14'-1" [4305]	max	Length 14'-5" [4395]	max
Ensuite	Width 5'-1" [1555]	max	Length 7'-6" [2280]	max
Bedroom 2	Width 9'-9" [2980]	max	Length 12'-6" [3820]	max

EPC Rating: B

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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