



---

£325,000 Leasehold

1 Bedroom, Apartment - Retirement

22, Headley Lodge 53-59 Leatherhead Road, Ashted, Surrey, KT21 2TP

📞 0800 077 8717

✉️ [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

🌐 [churchillsl.co.uk](http://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 Retirement 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 Retirement 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.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom first floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

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 washing machine. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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



# Features

- One bedroom first floor retirement apartment
- Good decorative order throughout
- Overlooks the communal garden
- Fully Fitted Kitchen with Integrated Appliances
- Great location close to the town centre and excellent transport links
- 24 Hour Careline system for safety and security
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Owners private car park
- 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.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£4,742.48 per annum.

Ground Rent: £575.00 per annum.

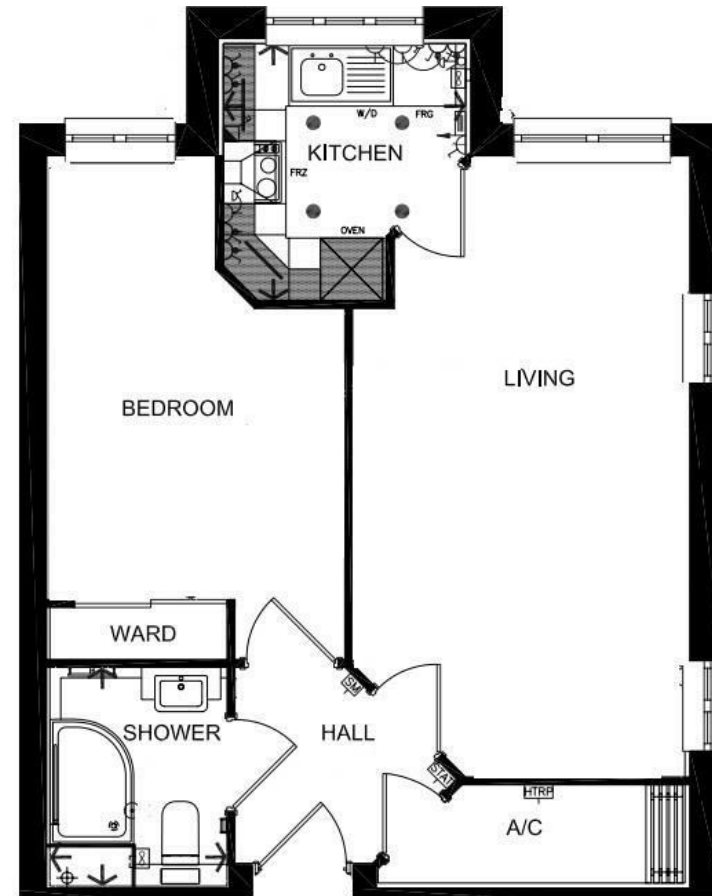
Council Tax: Band D

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.

A 1% contribution of the final selling price to the contingency



EPC Rating: B

Living	Width	10'-6" [3190]	max	Length	19'-5" [5910]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower Room	Width	5'-7" [1700]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2830]	max	Length	13'-10" [4210]	max

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