



£1,425 PCM

1 Bedroom, Apartment - Retirement

2 River View Lodge 7 Manygate Lane, Shepperton, TW17 9EQ

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2 River View Lodge

River View Lodge is a charming development of 22 one and two-bedroom retirement apartments located in the idyllic riverside town of Shepperton, minutes from the River. The development is situated close to the traditional High Street with its various restaurants, cafes and shops as well as benefitting from a variety of leisure activities and amenities. Supermarkets, Dentists, Doctors Opticians and a Post Office are also located close by.

You can take a relaxing boat trip or venture out to explore the surrounding areas via a number of lovely walks along the Thames Path National Trail. Situated amongst beautiful countryside, waterways and historical buildings, Shepperton has something to offer everyone.

Benefitting from good transport links, Shepperton train station offers services to Hampton, Kingston, Wimbledon and London Waterloo. In addition, the town is serviced by numerous bus routes to Chertsey, Woking, Walton-on-Thames and Kingston.

The Lodge manager is on hand throughout the day to support the Owners 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.

River View 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.

River View Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor retirement apartment in the sought after River View Lodge development in Shepperton.

The Lounge is a lovely room which has ample space for living and dining room furniture. There is a small patio accessed from the living room and a door which gives access to the Kitchen.

The modern Kitchen offers a range of eye and base level units with working surfaces over. There is a built in oven, hob, fridge, freezer and washer/dryer. A window provides excellent light and ventilation.

The Bedroom is a generous double room which has a walk in wardrobe and plenty of space for additional bedroom furniture if required.

The Shower room offers a shower cubicle, wash hand basin with vanity unit and a WC. A heated towel rail and non slip flooring perfectly complement this room.

The property has ample storage throughout including large wardrobe space and additional space in the entrance hall.



Features

- One bedroom ground floor apartment
- Modern fitted kitchen Diner with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in.
- Close to the town centre & excellent transport links
- RENT INCLUDES HEATING, WATER & SWERAGE RATES & CARELINE SYSTEM



Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band E

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.

Landlord Pays - Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

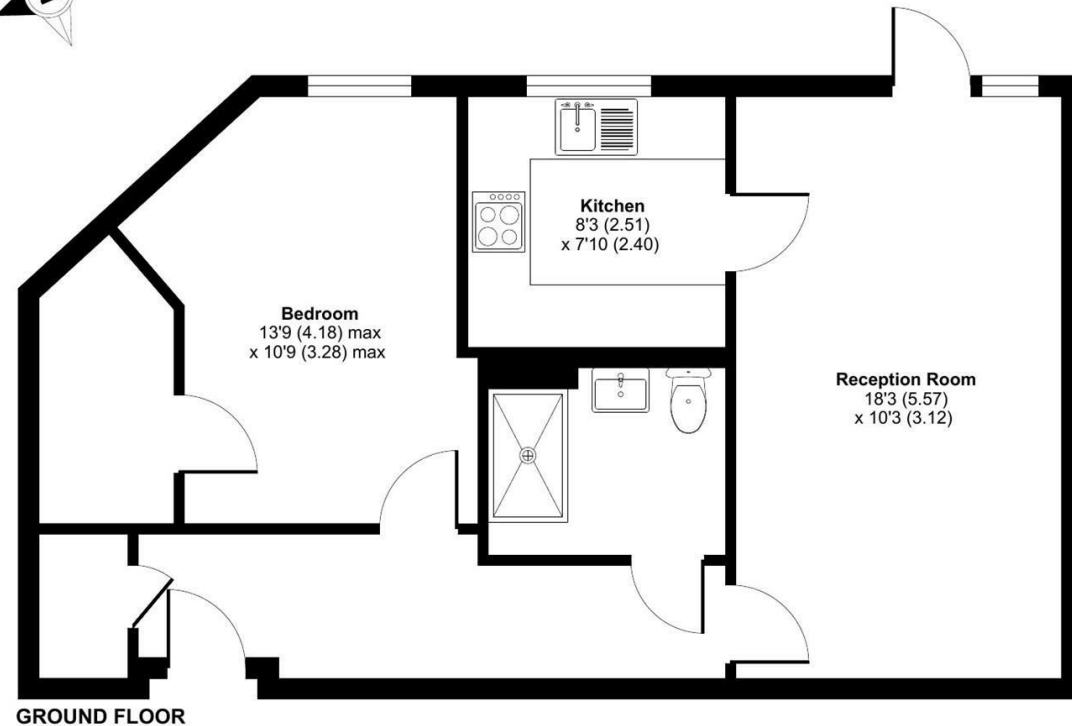
Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale




EPC Rating:

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1238406

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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