



Asking Price £249,950 Leasehold

2 Bedroom, Apartment - Retirement

7, Lord Rosebery Lodge Elm Grove, Epsom, Surrey, KT18 7LZ

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Lord Rosebery Lodge

Lord Rosebery Lodge is a prestigious development of 31 one and two bedroom Retirement apartments situated in the town of Epsom. On the edge of the town centre is the award winning Epsom Playhouse which hosts a wide and varied program of events. The Ashley Centre in Epsom is one of the areas main Shopping Centres and has a whole range of high street leading stores under one roof including Waitrose and Marks & Spencer.

Transport links are excellent with regular buses to all the surrounding areas and the local railway station provides links across the country into the South Western, Southern and Thameslink railways. With the M25 making travel in and around London easily accessible.

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.

Lord Rosebery 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.

Lord Rosebery 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.

Lord Rosebery 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

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Lord Rosebery Lodge! This delightful two bedroom ground floor retirement apartment is presented in good order throughout and has the benefit of direct access to a private patio.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a french door opens to the owners private patio area.

The Kitchen is accessed via the Living room 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 and freezer.

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

Bedroom Two is another good-sized room with built-in storage, this room could be used as a separate living room, study or hobby room.

The Shower room offers a shower cubicle with handrail, a WC, heated towel rail and wash basin with vanity unit below.

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Lord Rosebery Lodge!



Features

- Two bedroom ground floor apartment with patio
- Modern fitted kitchen 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
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- 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.



Key Information

Service Charge (Year ending 31st May 2025)
£4,198.38 per annum.

Ground rent £956.64 per annum. To be reviewed
January 2038.

Council Tax Band E

125 year Lease commencing January 2010

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.

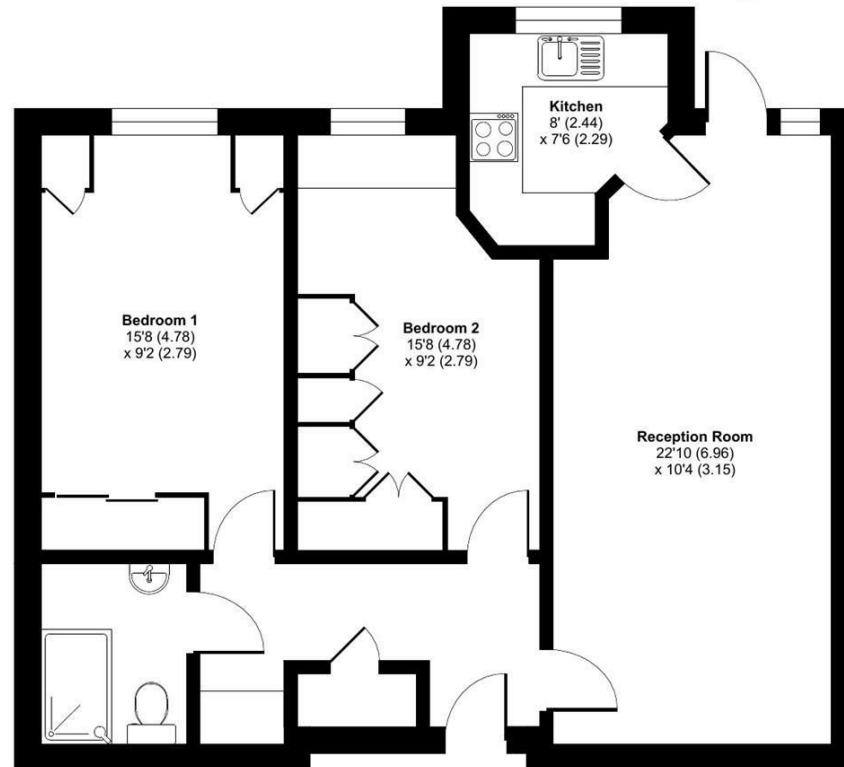
Service charges include: Careline system, buildings
insurance, water and sewerage rates, communal
cleaning, utilities and maintenance, garden
maintenance, lift maintenance, lodge manager and a
contribution to the contingency fund.

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.

EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Churchill Sales & Lettings Limited. REF: 1241649

Approximate Area = 708 sq ft / 65.7 sq m
For identification only - Not to scale



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