



Asking Price £280,000 Leasehold

1 Bedroom, Apartment - Retirement

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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.



Property Overview

****ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT****

Welcome to Laurel Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment which is situated in a quiet position, close to the lift. The property offers deceptively spacious accommodation throughout and has no forward chain.

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 a Juliet Balcony.

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, a washer/dryer, fridge and freezer. A window provides light and ventilation.

The Bedroom is a generous double room with a built-in mirrored wardrobe. It also has the added benefit of another room which can be used as a walk in wardrobe, dressing room or office study space - This is rare to find with this type of property!

The Shower Room offers a curved shower cubicle with handrail, a WC and a wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Laurel Lodge!



Features

- One bedroom second floor retirement 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
- 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.
- Landscaped gardens



Key Information

Service charge (year ending 31st May 2025):
£3,257.96 per annum.

Ground rent: £575 per annum. To be reviewed in
November 2024

Council Tax: Band C

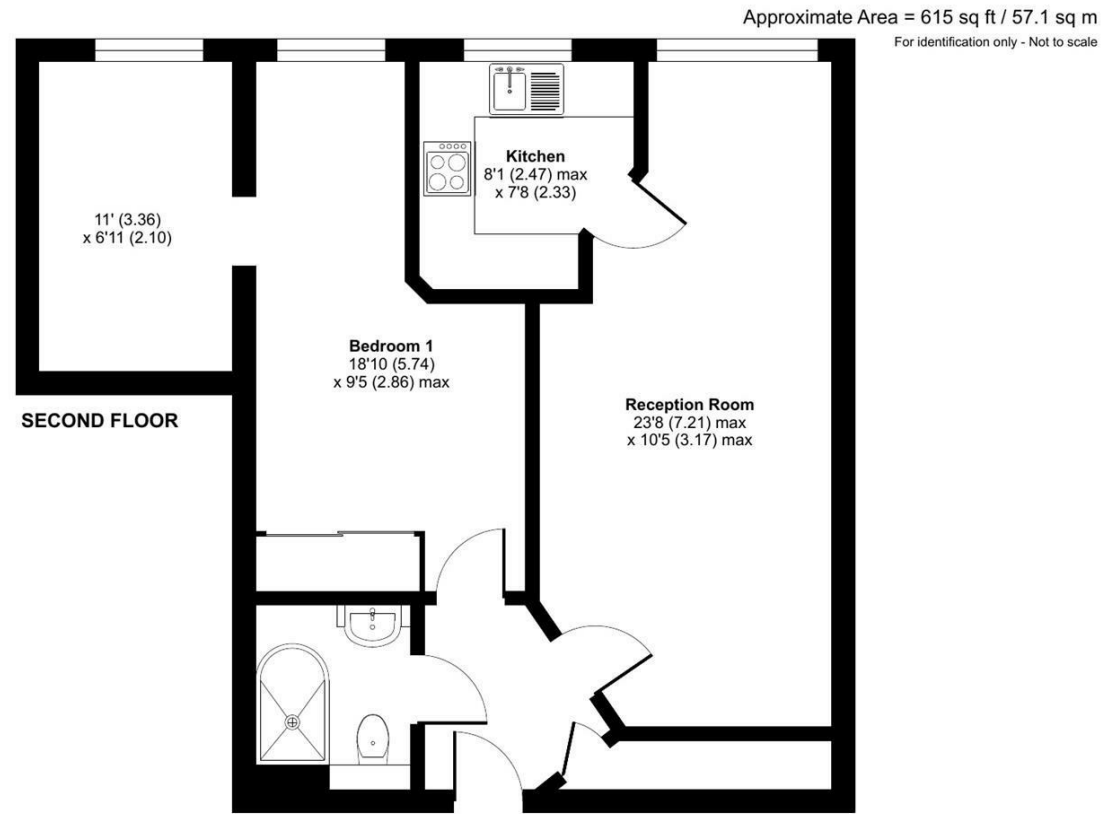
125 year Lease commencing 2017

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.

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: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1164007

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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