



Asking Price £200,000 Leasehold

2 Bedroom, Apartment - Retirement

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Beaufort Lodge

Beaufort Lodge is heated via communal air source heat pumps, which use the latent heat in the outside air to heat the development. The system is highly efficient and therefore reduces the running costs.

Located in the town of Woking, Beaufort Lodge is a delightful development of 46 one and two bedroom retirement apartments, ideally situated on the edge of town centre. Whether you like convenient shopping, great entertainment or fun days out, Woking has something to offer everybody. Beaufort lodge is just a mere 10 minute walk into the town centre where you can find your local pharmacy, your local shopping centre, Peacock's and a variety of cafes, restaurants and entertainment.

The town offers excellent transport links with regular direct train services to and from London Waterloo, a journey that takes approximately half an hour. Woking station also provides direct rail links to locations across the south and southwest of the country, including Exeter, Cardiff, Salisbury and Bournemouth.

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 Living developments across the country. Prices are available from the Lodge Manager.

Beaufort 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 unrivaled peace of mind.

Beaufort 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.

Beaufort 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

## \*\*TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT\*\*

Welcome to Beaufort Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom third floor apartment. The property offers spacious accommodation and is presented in good order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a window allows in lots of natural light.

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, fridge and freezer. A window provides light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double room. This room could also be used as a study, hobby room or as a separate dining room.

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

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

Call us today to book your viewing at Beaufort Lodge!





# Features

- Two bedroom third floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- 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
- There is a small, well-maintained communal garden which has some outdoor seating for the warmer months .



# Key Information

Service Charge (Year ending 31st May 2025):  
£4,168.16 per annum.

Ground Rent: £713.38 per annum. To be reviewed  
May 2026.

Council Tax: Band D

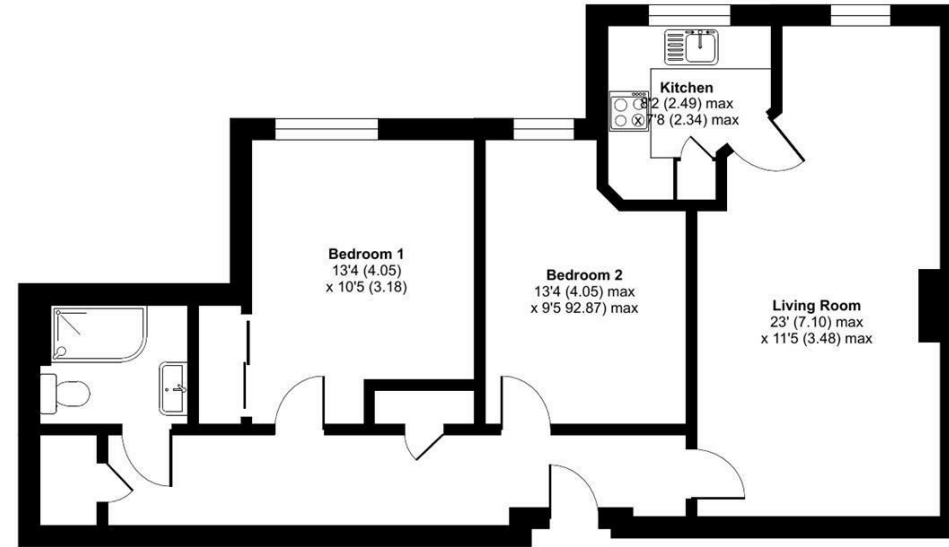
125 year Lease commencing 2012

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, Air Source  
heating, 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.

Approximate Area = 753 sq ft / 70 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential), © n/checon 2025.  
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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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