



Asking Price £325,000 Leasehold

1 Bedroom, Apartment - Retirement

8, Langton Lodge Thorpe Road, Staines-Upon-Thames, Surrey, TW18 3EB

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Churchill
Sales & Lettings
Retirement Property Specialists

Langton Lodge

Langton Lodge is a stunning development of 29, one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Staines-upon-Thames is a popular riverside town in Surrey offering a multitude of shopping and recreational pursuits.

The town itself offers an excellent array of shops available on the high street as well as in both the Elmsleigh and Two Rivers Shopping Centres. It is also the perfect location for dining out with its variety of food and drink outlets enhanced by its riverside location.

Benefiting from good transport links, Staines-upon-Thames train station is on a direct line with London Waterloo, Richmond and Windsor. In addition the town has a bus station with connections to many local towns and villages.

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.

Langton 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.

Langton 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.

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



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Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH BALCONY****

Welcome to Langton Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment. The property is conveniently located near the Owners Lounge and is South-Easterly facing.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A French door opens to the owners private balcony boasting lovely views of the communal gardens.

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

The Bedroom is a good-sized double room with a walk-in wardrobe. There is plenty of space for additional bedroom furniture if required and a window provides natural light.

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

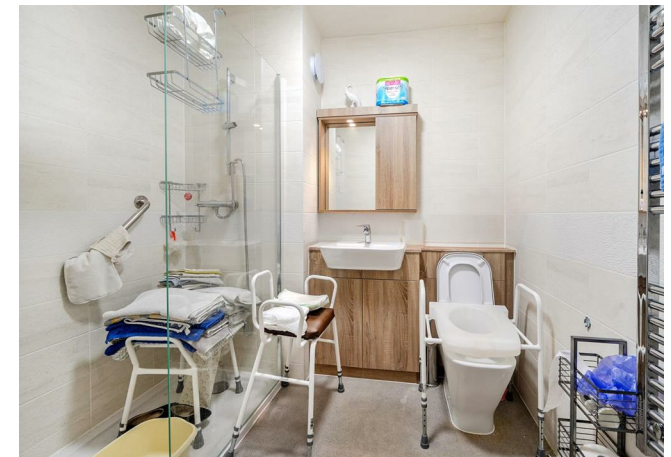
Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Langton Lodge!



Features

- One bedroom ground floor apartment with balcony and garden views
- Modern fitted kitchen with integrated appliances
- Close to the town centre & excellent transport links
- 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
- 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 30th Nov 2025) £4,049.14 per annum.

Ground rent £575 per annum. To be reviewed in December 2030.

Council Tax Band D

999 year Lease commencing 1st December 2020

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: B

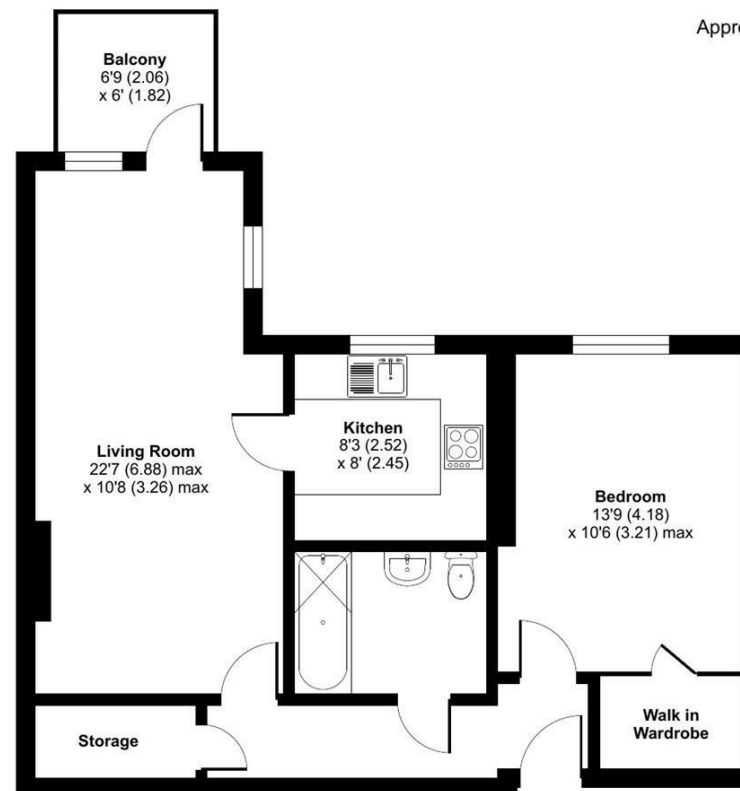
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1277486

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.

Approximate Area = 625 sq ft / 58 sq m
For identification only - Not to scale





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