



**Asking Price £525,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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



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Retirement Property Specialists



# 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. 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 the Guest Suites at all Churchill 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.



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# Property Overview

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

Welcome to River View Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment presented in fantastic order throughout. The property provides spacious accommodation and is conveniently located near the Owners Lounge, Guest Suite and Entrance.

The Living Room is generous in size and offers ample space for living and dining room furniture. A French door opens to the owners private patio with beautiful views of the communal gardens.

The Kitchen is accessed through 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/dry, fridge and frost-free freezer. A window allows for light and ventilation.

Bedroom One is a good-sized double with a walk-in wardrobe. There is plenty of space for additional furniture if required and a window keeps this lovely room bright and light. An En-suite offers a large curved shower with handrail, WC, wash basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized room which could be used as a separate Dining Room, Study or Hobby room.

The Bathroom offers a bath tub with overhead shower and a handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located off the Hallway.

This apartment simply must be viewed!

Call us today to book your viewing at River View Lodge!



# Features

- Two bedroom ground floor apartment with patio
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 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 the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 30th November 2025):  
£6,727.20 per annum.

Ground rent: £625 per annum. To be reviewed April 2026.

Council Tax Band E

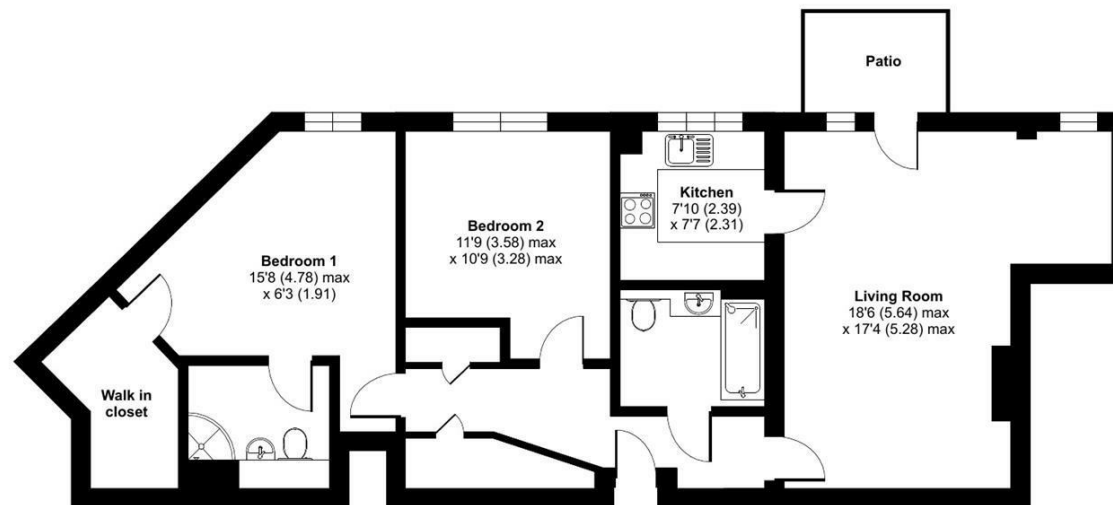
999 year Lease commencing March 2019

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, ground 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 = 894 sq ft / 83 sq m  
For identification only - Not to scale



EPC Rating: B

 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: 1311897

**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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