



Asking Price £300,000 Leasehold

2 Bedroom, Apartment - Retirement

20, Ballard Lodge Laleham Road, Shepperton, Surrey, TW17 8BF



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Ballard Lodge

Ballard Lodge is an exclusive development of 20 one and two bedroom retirement apartments in the village of Shepperton, London. Shepperton is a charming village alongside the River Thames and home to the famous Shepperton Studios, known internationally for producing Oscar winning feature films.

Ballard Lodge is perfectly situated at one end of the main High Street with easy access to the shops, amenities and leisure activities. Public transport is excellent with bus stops just outside. The M25 and M3 connect Shepperton for road travel up and down the country and the local railway station has direct links into several London stations.

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.

Ballard 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.

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.

Ballard 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.

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



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Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Situated in a fantastic South-Westerly position in the development is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A door opens to a useful storage cupboard, there is plumbing into this room to allow for a washing machine, creating a Utility space.

The Kitchen 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, fridge and freezer. A large skylight provides natural light.

Bedroom One is a generous double with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

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

A separate WC is located off the hallway and offers a WC, wash hand basin and a heated towel rail.

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

This apartment simply must be viewed!



Features

- Two bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Plumbing for washing machine in apartment
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Beautifully landscaped gardens
- 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 31st May 2026): £6,840.88 per annum.

Ground Rent: £702.24 per annum. To be reviewed May 2027.

Council Tax: Band E

125 year Lease commencing 2013

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.

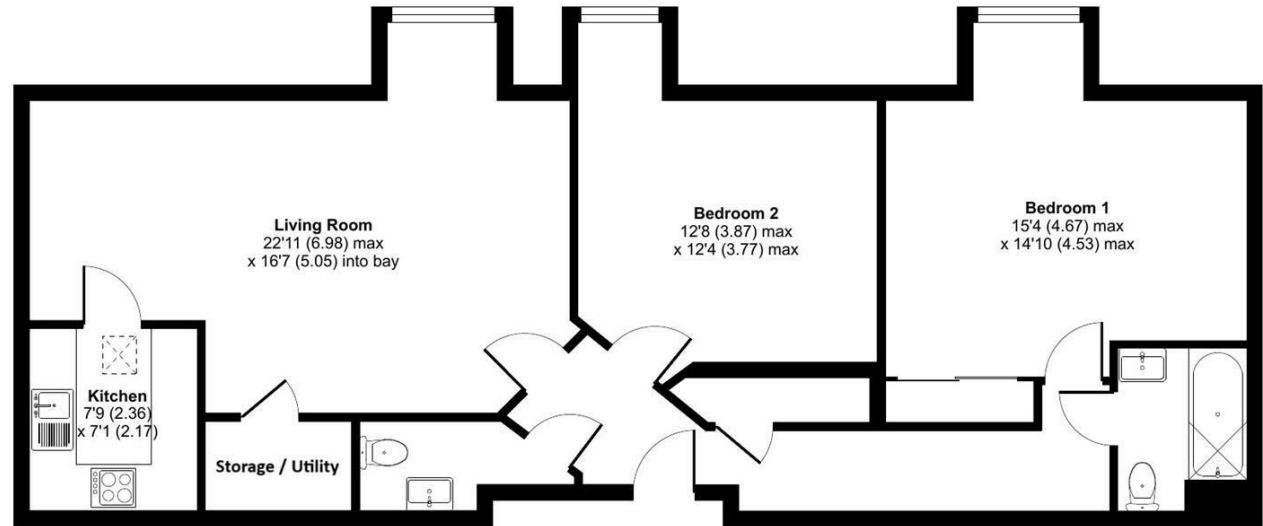
Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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.

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: 1331093

Approximate Area = 927 sq ft / 86.1 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.



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