



PCM £1,550 PCM

2 Bedroom, Apartment - Retirement

17, Ballard Lodge Crossroads, Laleham Road, Shepperton, Surrey, TW17 8BF

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

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 Retirement 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 Retirement 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.



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor apartment with Juliet Balcony. The property is conveniently located for the lift and presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Juliet Balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height NEFF 'hide and slide' oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required.

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

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

Perfectly complementing this wonderful apartment is a separate Cloakroom and useful storage cupboard located in the hallway.



Features

- Two bedroom second floor retirement apartment with Juliet Balcony
- Separate Cloakroom
- RENT INCLUDES HEATING, WATER & SEWERAGE RATES & CARELINE SYSTEM
- Good decorative order
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Fully equipped laundry room. Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Beautifully landscaped gardens 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 Retirement Living developments across the country.



Key Information

OVER 60's RETIREMENT LODGE

Council Tax: Band E

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.

LANDLORD PAYS: 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.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

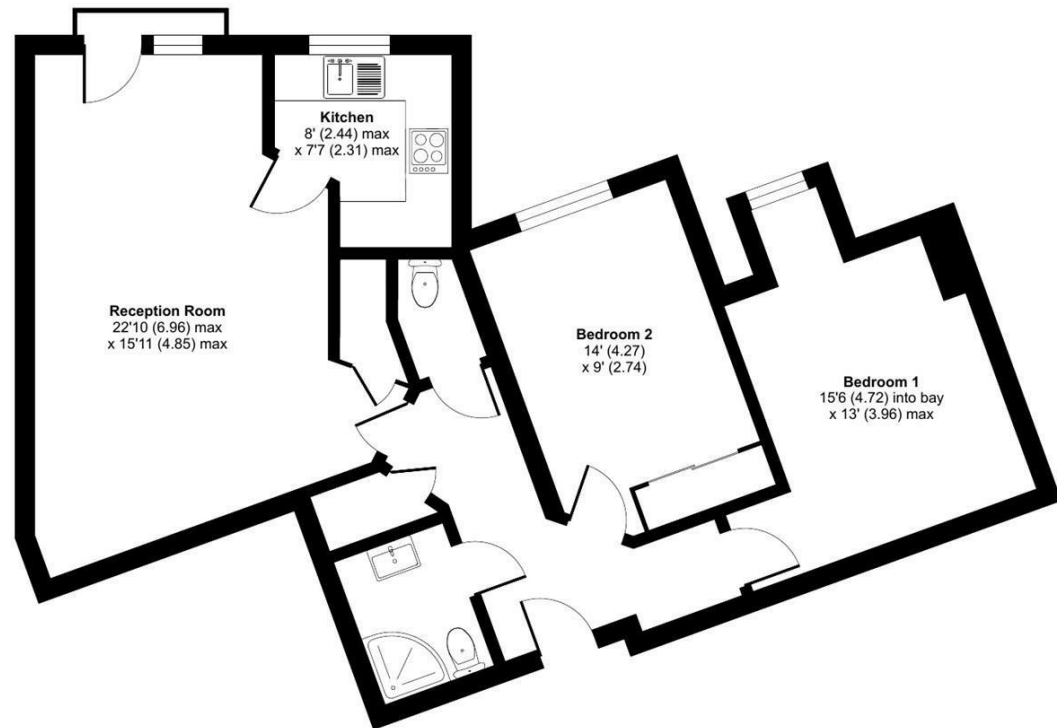
Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1105669

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.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists