



Asking Price £95,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Cornerway Lodge Headley Road, Hindhead, Surrey, GU26 6TN

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

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Retirement Property Specialists

Cornerway Lodge

Cornerway Lodge is a stylish development of 29 one and two bedroom retirement apartments in Hindhead.

There are a wide variety of shops and places to eat in the village of Grayshott and Cornerway Lodge is ideally located just 400 yards away (less than a 10 minute walk) from these amenities, which include a mini supermarket, delicatessen and post office.

The village offers good transport facilities with a Hoppa bus service with links to Haslemere, Guildford and Petersfield, all of which have main railway stations with links to London and the south coast. Being within a mile of the A3 makes travel to London and Portsmouth easy.

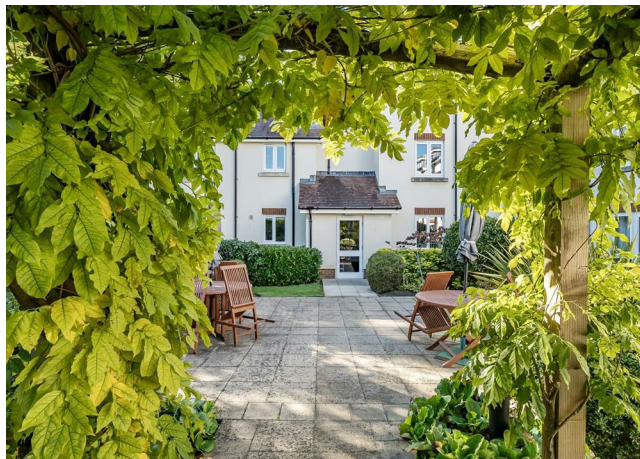
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Cornerway 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.

Cornerway 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.

Cornerway 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

DRAFT PARTICULARS - Awaiting verification from the seller

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Situated in the fantastic development of Cornerway Lodge is this delightful one bedroom apartment. The property is conveniently located for the lift and is presented in 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 large window provides lots of natural light and a door leads through to the Kitchen.

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

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. Dual aspect windows keep this lovely bedroom bright and light.

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

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

Call us today to book your viewing at Cornerway Lodge!



Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- 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
- 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): £3,584.68 per annum.

Ground Rent: £860.98 per annum. To be reviewed in January 2031.

Council Tax: Band D

125 year lease commencing 2010

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.

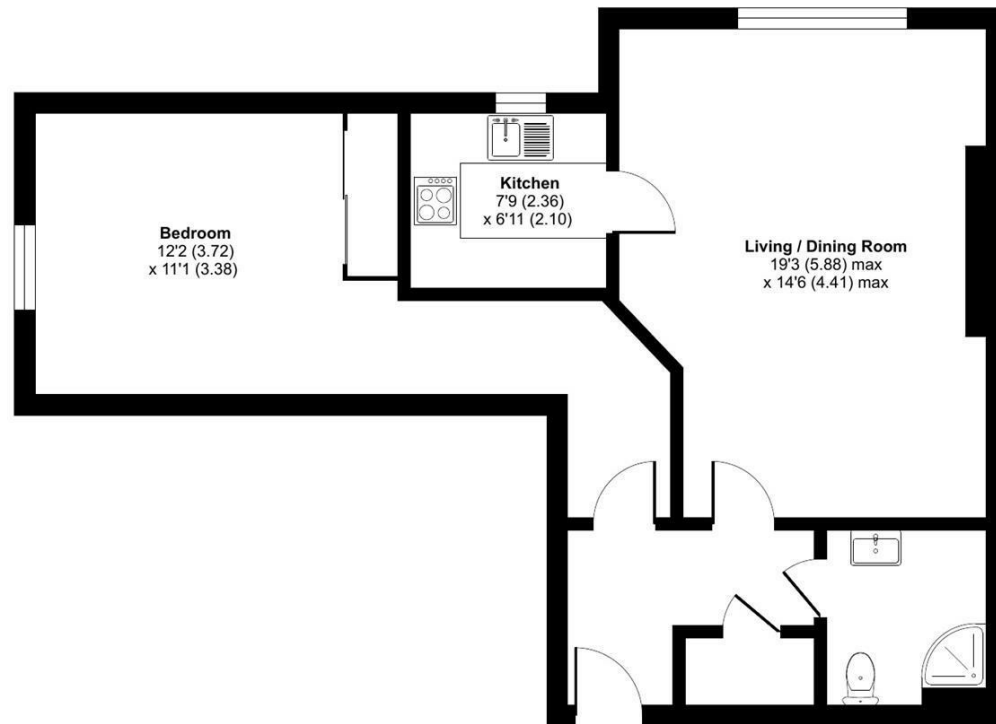
EPC Rating: C

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 = 666 sq ft / 61.8 sq m
For identification only - Not to scale



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: 1355254



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