



£2,600 PCM

1 Bedroom, Apartment - Retirement

31, Headley Lodge Leatherhead Road, Ashted, Surrey, KT21 2TP

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Sales & Lettings
Retirement Property Specialists

Headley Lodge

Headley Lodge is a delightful development of 33, one and two bedroom retirement apartments located in the village of Ashtead.

Ashtead is a large village located in Surrey, nestled between Leatherhead and Epsom. Benefiting from a host of amenities and set within a beautiful location, Ashtead has all you need for an enjoyable retirement.

The centre of the village offers a variety of shops, eateries, pubs, hairdressers, a library and a tennis club, all conveniently located with those daily essentials being right on your doorstep.

Enjoying good transport connections and railway station with easy access to London, Guildford and Horsham, it is no wonder Ashtead is described as an idyllic location.

Headley Lodge's manager is on hand throughout the day to support the residents 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.

Headley 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.

Headley 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.

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



Property Overview

** Service Charges and Ground Rent are included in the rent **

Rent a BRAND NEW Churchill Living retirement apartment in Ashted! Built by the award-winning Churchill Living, this stunning 2 bedroom BRAND NEW apartment is available to rent, on a long term basis. in this sought after development, Headley Lodge.

Priced at £2,600, call today to book your appointment to view.



Features

- **** Service Charges and Ground Rent are included in the rent ****
- **BRAND NEW** one bedroom second floor apartment
- Fully Fitted Kitchen with Integrated Appliances
- Great location close to the town centre and excellent transport links
- 24 Hour Careline system for safety and security
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Owners private car park
- **RENT INCLUDES HEATING & WATER & SEWERAGE RATES**
- **LONG TERM TENANCY & PETS CONSIDERED**



Key Information

OVER 60'S RETIREMENT APARTMENT

LONG TERM TENANCY

Council Tax: Band D

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, ground source heating for apartment electricity, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

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.

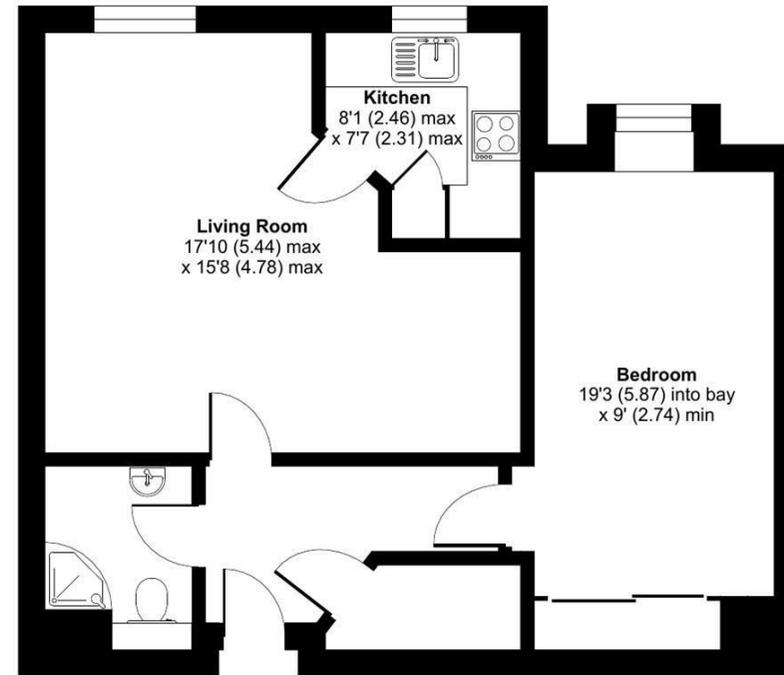
Holding Deposit

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 = 579 sq ft / 53.8 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). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1270674

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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