

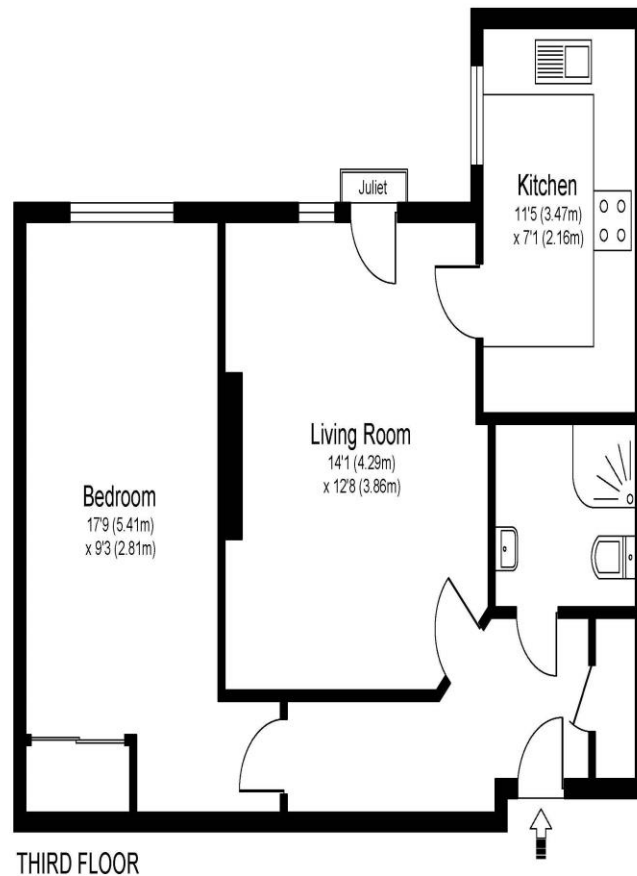


**60 Ash Lodge Churchfield Road Walton-On-Thames Surrey KT12 2EZ**

**£199,950**



## ASH LODGE, KT12



Approximate Gross Internal Floor Area: 50 m sq / 540 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Modern Retirement Living in the Centre of Walton-on-Thames Perfectly situated on the third floor of a highly sought-after development for the over 60s, this beautifully presented one-bedroom apartment offers a perfect blend of independence and security. Accessed via a convenient lift, the home has been neutrally decorated to a high standard and feels in near-new condition throughout. The heart of the home is a wonderfully light living room featuring an attractive electric fireplace, which leads through to a modern, well-appointed kitchen and a contemporary shower room. The spacious double bedroom includes generous built-in wardrobes, with ample room for additional furnishings. Ideally positioned within the building, the apartment is located close to the lift entrance for added convenience. Residents enjoy an ideal, safe, and convenient lifestyle with access to outstanding communal facilities. The block is impeccably managed and features a welcoming residents' lounge, beautifully landscaped gardens, a communal laundry room, and dedicated mobility scooter storage. For total peace of mind, there is a secure entry system, an on-site Lodge Manager, and a 24-hour Careline central monitoring system. Outside, residents have access to a private car park where spaces are available on a first-come, first-served basis. The location is a standout feature, placed just moments from Walton-on-Thames High Street. This central position provides effortless access to the Heart Shopping Centre, major supermarkets, banks, and a variety of local restaurants. For leisure, the nearby Everyman Cinema offers a fantastic local amenity, making this an ideal choice for those seeking a safe, secure, and active lifestyle for themselves or a loved one. EPC Rating: C



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.