

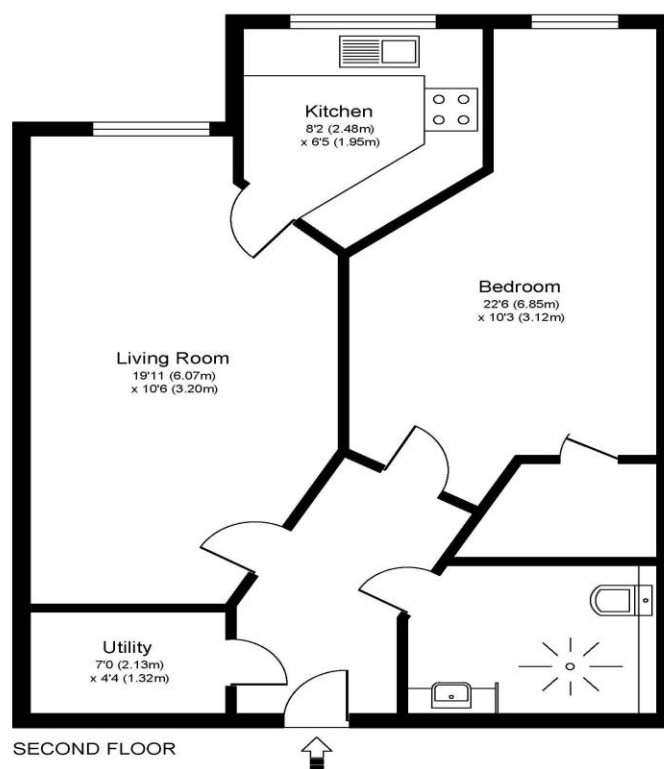


43 Edward Place Churchfield Road Walton-On-Thames Surrey KT12 2FR

£399,950



EDWARD PLACE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 53 m sq / 570 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.

Enjoy all the benefits of a McCarthy Stone retirement community with a selection of one- and two-bedroom apartments available. Enjoy the benefits of 24hr Emergency Monitoring service (Tunstall) including fire and security systems, staff on hand to manage the development and organise resident activities, grounds to enjoy yet not maintain. Water and Sewage to apartments and communal areas, electricity and heating for all communal areas all included within your service charge. In this Retirement Living Plus development you will also benefit from one hour's domestic assistance every week and access 365 days a year to catering staff. This stylish modern Retirement Living Plus development features a selection of one- and two-bedroom retirement apartments. Edward Place is ideally located on Churchfield Road in Walton-on-Thames, just a short walk away from the bustling High Street and the Heart Shopping Centre. Here you will find an array of cafes, a public library, Sainsbury's, and a parade of restaurants. Retirement Living Plus offers so much more than a stylish apartment. The modern communal facilities allow you to socialise with neighbours and meet new friends, whilst you also have the privacy of your own apartment when you need it. Residents can enjoy an elegant communal lounge and restaurant, serving freshly prepared meals daily as well as drinks and snacks. The restaurant also boasts a bistro essentials shop, selling everyday items such as bread and milk. The private courtyard gardens are thoughtfully landscaped, full of colour and are professionally maintained for you to enjoy all year round. All apartments feature a fully fitted and easily accessible kitchen, and a walk-in shower with a stylish rain shower feature and slip-resistant tiling. Security and comfort are ensured with intruder alarms, a camera entry system and an Estates Manager to ensure that every resident feels safe at all times. There is also wheelchair access and lifts to all floors for those with limited mobility. A dedicated Estates Management team are on-site 24 hours a day to provide peace of mind and offer assistance. If additional care is needed, we can provide this too, with flexible care and support packages available. Edward Place has been thoughtfully designed with retirees in mind and offers independent living with assistance on hand when needed, in a beautiful and safe environment. EPC Rating B.



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.