



QUEENS ROAD, SURREY, KT13
£345,000 LEASEHOLD

Winkworth



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Stunning modern ground floor retirement property boasting 2 bedrooms. Features include a lovely garden, patio, and residents' parking. Ideal for those seeking a peaceful and convenient lifestyle. Don't miss out on this fantastic opportunity!"

A beautifully presented, modern ground floor retirement property, offering spacious two-bedroom, two-bathroom accommodation with the added benefit of a private garden and off-street parking.

Built in 2023, this property benefits from an impressive 996 years remaining on the lease and is situated in a peaceful, well-connected neighbourhood — ideal for those seeking comfortable and convenient retirement living.

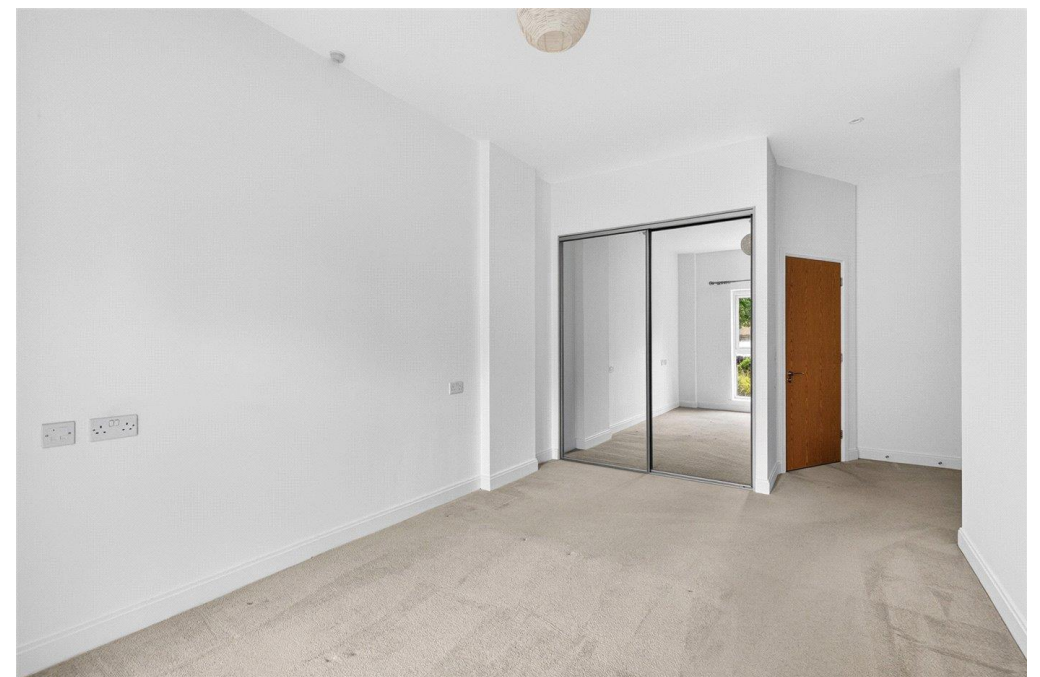
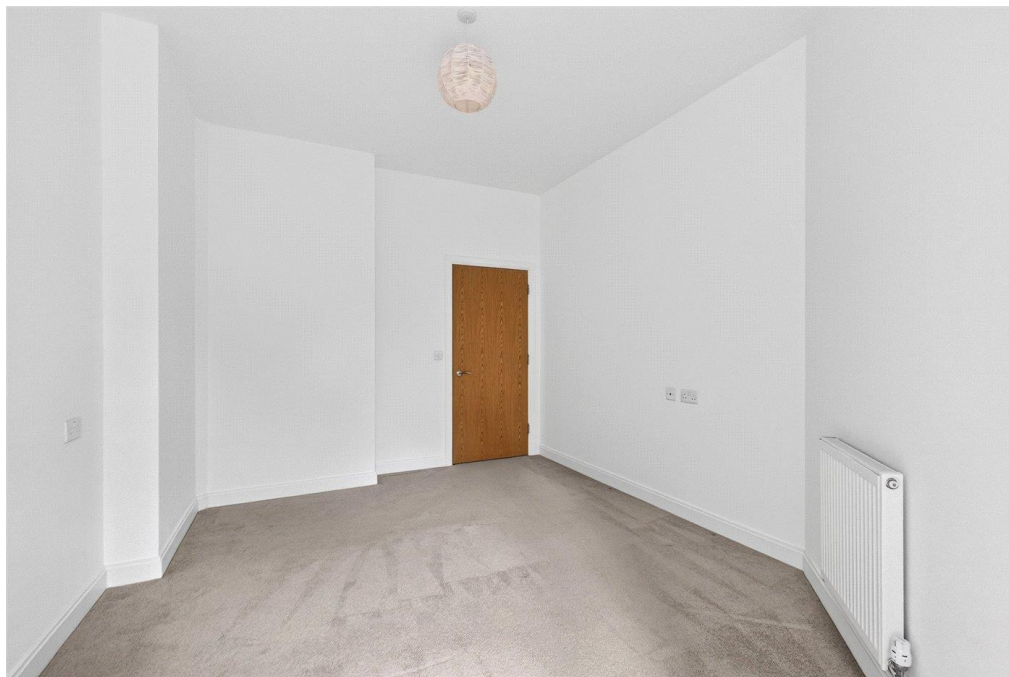
The monthly service charge of £1,430 covers an excellent range of facilities and services, including:

- 24-hour on-site duty manager
- Heavily subsidised on-site restaurant
- Large communal lounge
- One hour of flat cleaning per week
- Guest suite availability
- Scooter store and a range of additional communal facilities
- * South East Facing
- * A bright and sunny apartment
- * Fully integrated kitchen – including microwave & dishwasher
- * Electric opening kitchen window
- * Modern large bathroom with non-slip tiling.

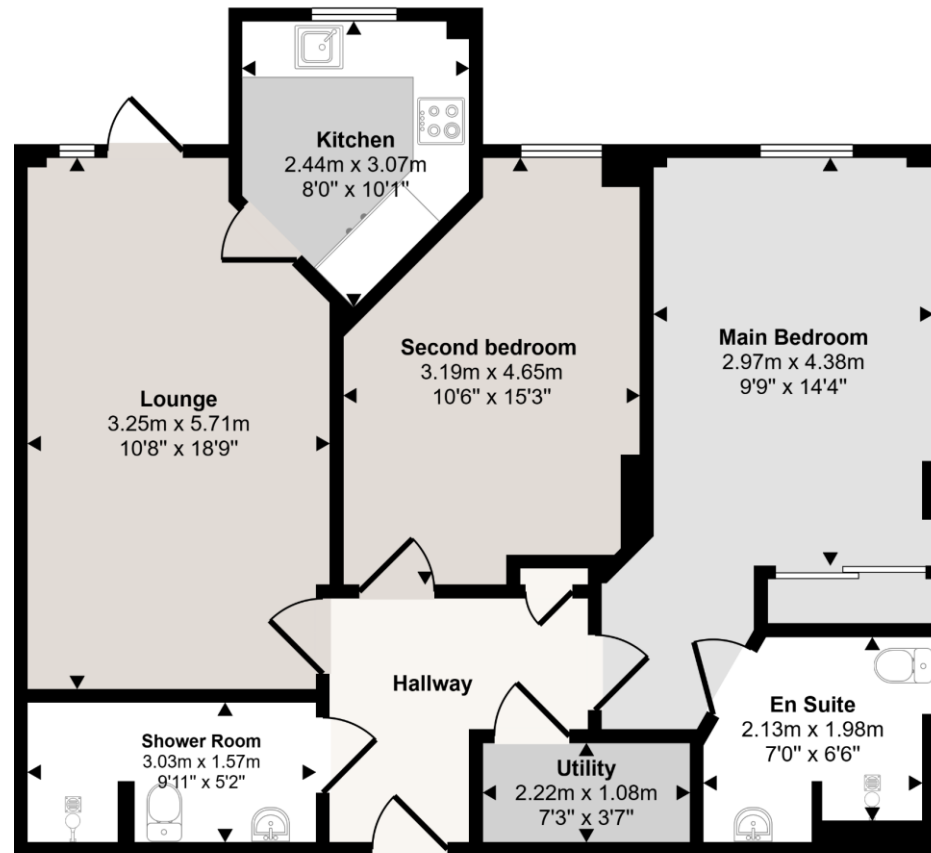
This property is now offered at a significantly reduced asking price and represents an exceptional opportunity for buyers seeking outstanding value in the retirement market. Early viewing is strongly recommended.

property your own. Contact us today to arrange a viewing.





Approx Gross Internal Area
75 sq m / 803 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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