




Asking Price £140,000 Leasehold

1 Bedroom, Apartment - Retirement

24, Wellington Lodge 2 Firwood Drive, Camberley, Surrey, GU15 3QD

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Churchill
Sales & Lettings
Retirement Property Specialists

Wellington Lodge

Wellington Lodge is a prestigious development of 24 one and two bedroom retirement apartments located in the centre of the charming Surrey town of Camberley.

Camberley is a small town close to Sandhurst and home to the Royal Military Academy. There is a Theatre offering a busy programme of arts and entertainment, as well as an excellent range of galleries and museums, such as the Royal Logistic Corps Museum. All the essential amenities are within walking distance of Wellington Lodge including a pharmacy, shops, cafes and restaurants. The Atrium shopping centre is also close by.

Surrounded by beautiful Surrey Heathland, Camberley's excellent location means that not only are Owners close to countryside, but they also benefit from easy access to a wide variety of local towns and villages. Camberley Train Station has direct rail links to London Waterloo, Guildford and Ascot with nearby Blackwater Station offering direct services to Reading and Gatwick Airport. The main access to Camberley is via the M3.

Wellington Lodge's manager is on hand to support the residents and keep the development in perfect shape.

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 Retirement Living developments across the country. Prices are available from the Lodge Manager

Wellington 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.

Wellington Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Wellington 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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment, situated in a quiet position at the rear of the development overlooking the gardens.

The Living Room is a good size room which benefits from a useful storage cupboard and being a South-West facing apartment, enjoys a lot of afternoon light.

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 with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One-bedroom second floor apartment overlooking the communal gardens
- Good decorative order
- Conveniently located for the lift
- Lodge Manager available Monday to Friday
- Owners lounge and Communal Laundry
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- 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 of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service charge (Year Ending 31st May 2024):
£3,562.46

Ground Rent: £659.38 per annum. To be reviewed
in January 2028

Council Tax Band C

120 year Lease commencing 2007

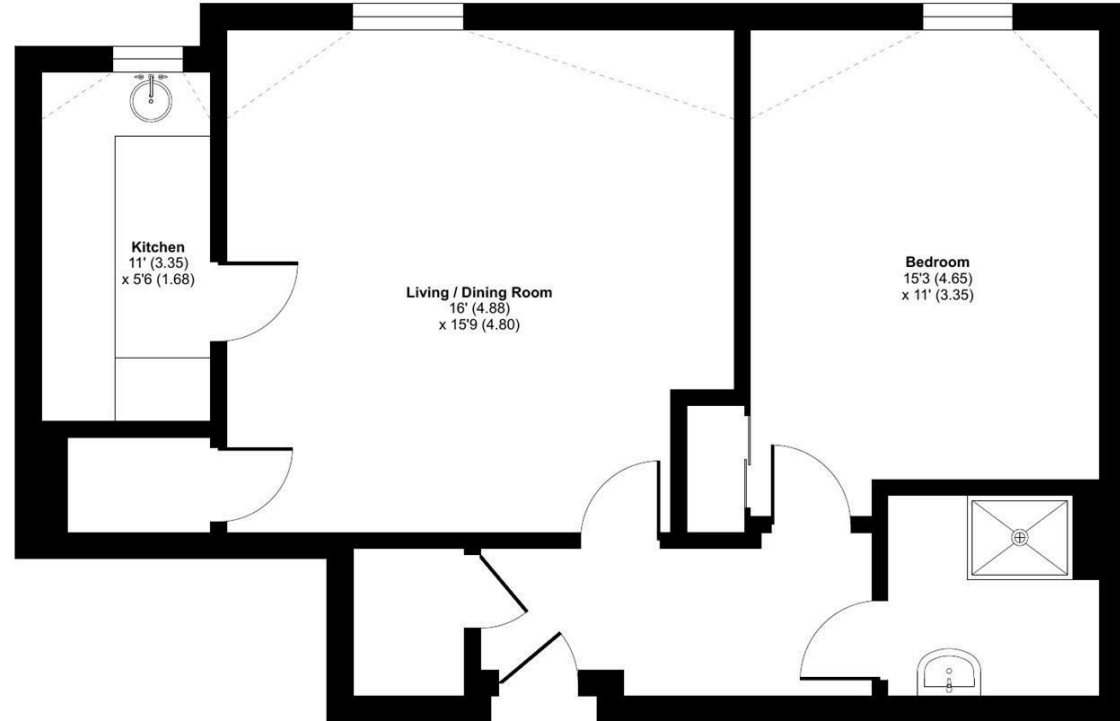
Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management

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.
A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: C

Denotes restricted
head height

Approximate Area = 604 sq ft / 56.1 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Total = 637 sq ft / 59.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1083097

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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