



Asking Price £225,000 Leasehold

1 Bedroom, Apartment - Retirement

6, Mountbatten Lodge 1-3 The Hart, Farnham, Surrey, GU9 7HZ

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Sales & Lettings
Retirement Property Specialists

Mountbatten Lodge

Mountbatten Lodge is a prestigious and stylish development of 32 one and two bedroom purpose built Retirement apartments constructed by Churchill Retirement Living. The development is arranged over 3 floors and ideally located a short distance from the High Street shops and local amenities.

Farnham is a market town in Surrey and known for its Georgian streets, historic buildings and craft heritage. There is a range of shops and independent boutiques, pubs, restaurants and cafes. Farnham Castle overlooks the town and it is within easy access to the North Downs Way National Trail. Farnham Park is a 320 acre medieval deer park with a 1km tree lined avenue.

Farnham is a few miles south west of Guildford and well signposted from the A3, A31 and M3 motorway. Buses run from Farnham to surrounding areas and villages whilst the railway station is located just south of the A31 on Station Hill. It is a short walk from the centre of town with regular services to London Waterloo and Alton, Hampshire.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge.

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.

Mountbatten 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.

Mountbatten 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.

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



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor retirement apartment with patio. The property offers deceptively spacious accommodation throughout and is available immediately.

The Lounge offers ample space for living and dining room furniture and has an attractive fireplace to one wall. A door leads out to the patio.

The Kitchen is accessed via the Lounge and offers plenty of storage with a range of eye and base level units, working surfaces over and tiled splashbacks. There is a built in electric oven, an electric hob with extractor hood over and space for a fridge/freezer.

The Bedroom is a generous double room with a built in wardrobe.

The Wet room offers a large shower 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



Key Information

Service Charge (Year ending 31st August 2024)
£2954.56 per annum.

Ground rent £679.78 per annum. To be reviewed
September 2026

Council Tax Band C

125 year Lease commencing 2005

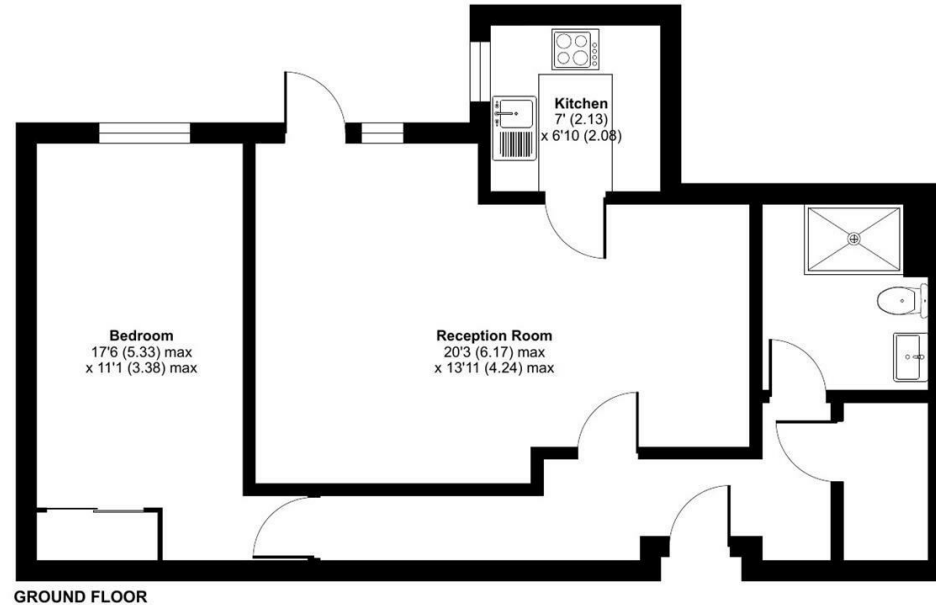
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.



Approximate Area = 631 sq ft / 58.6 sq m
For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1121161

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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