



Asking Price £265,000 Leasehold

1 Bedroom, Apartment - Retirement

51, Stokes Lodge 3 Park Lane, Camberley, Surrey, GU15 3FU

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Retirement Property Specialists

Stokes Lodge

Stokes Lodge is a development of 61 one and two bedroom retirement apartments ideally located on the edge of the main shopping centre of Camberley. The development features a Terrace Lounge leading out to a stunning Roof Terrace with outdoor seating, along with a Wellbeing Suite and Communal laundry room.

Both the apartment and Lodge are heated by a modern high efficiency centralised communal gas boiler, the cost of which is included in the service charges.

Camberley offers a wide range of independent shops and high street names as well as a purpose built, modern entertainment complex. The Atrium features a range of shops and leisure facilities including a 9 screen cinema, bowling, health and fitness club, cafes and restaurants.

Nearby, Frimley Lodge Park is a multi-award winning 'Green Flag' park and includes access to the Canal, a miniature railway, pitch and putt, Flourish Community Garden, BBQ hire, play areas and sport pitches. There are many options for health and fitness, which include two purpose built leisure centres - The Arena and Lightwater - private gyms, numerous golf courses and water sports on Mytchett Lake.

Transport facilities are excellent with regular bus services linking Camberley to the nearby areas of Sandhurst, The Meadows Shopping Centre, Bracknell, Farnham and Woking to name a few. Camberley Train Station offers services to Guildford, Ascot and London Waterloo.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Stokes 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. 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.

Stokes 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.

Stokes Lodge requires at least one apartment resident to be over the age of 60 and any second resident to be over the age of 55.



Property Overview

Welcome to Stokes Lodge in the popular town of Camberley! This delightful one bedroom retirement apartment is situated on the third floor and is offered to the market with no forward chain.

The Lounge is a lovely room which has plenty of space for living and dining room furniture and has an open outlook over the front and rear of the development. A door leads to the Kitchen, which has a range of eye and base level units, a built in oven, 4 ring electric hob, fridge and freezer. A window provides lots of light and ventilation.

The Bedroom is a generous double room which has a useful built in mirror fronted wardrobe and has adequate space for additional bedroom furniture if required.

The Shower room has a curved glass shower cubicle, a WC and a wash hand basin with vanity unit.

Call today to book your appointment to view this lovely apartment.



Features

- One bedroom third floor apartment
- Lodge manager available 5 days a week
- Terrace Lounge leading to roof terrace with outside seating
- Wellbeing suite and communal laundry room
- 24 Hour Careline system for safety and security
- Lift to all floors
- Owners private car park
- 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 2025):
£2,996.94 per annum.

Approximate Area = 516 sq ft / 47.9 sq m
For identification only - Not to scale

Ground rent: £718.39 per annum. To be reviewed
May 2029.

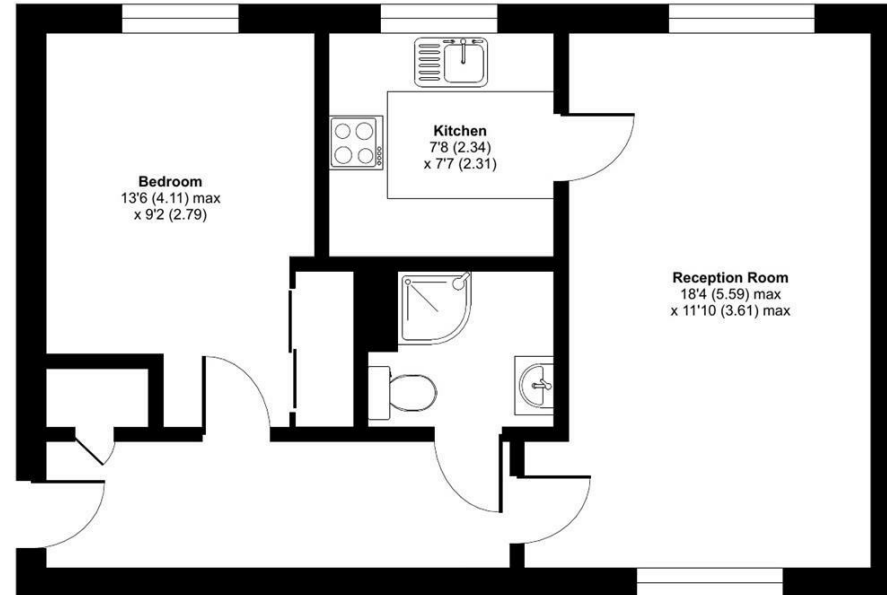
Council Tax Band C

125 lease years commencing May 2015

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, apartment
heating, 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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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