



Asking Price £130,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Churchill
Sales & Lettings
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 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 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.



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Property Overview

****ONE BEDROOM SECOND FLOOR
RETIREMENT APARTMENT WITH JULIET
BALCONY****

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom second floor apartment. The property is conveniently located near the stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A french door opens to a Juliet Balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and 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 curved shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Stokes Lodge!



Features

- One bedroom second floor retirement apartment with Juliet Balcony
- Terrace Lounge leading to roof terrace with outside seating
- Excellent decorative order
- No forward chain
- Wellbeing suite and communal laundry room
- Lift to all floors and Owners private carpark
- 24 Hour Careline system for safety and security
- Lodge manager available 5 days a week
- Landscaped gardens
- 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 Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2025): £2,996.94 per annum.

Ground rent: £718.36 per annum. To be reviewed May 2029.

Council Tax Band C

125 lease years commencing May 2015

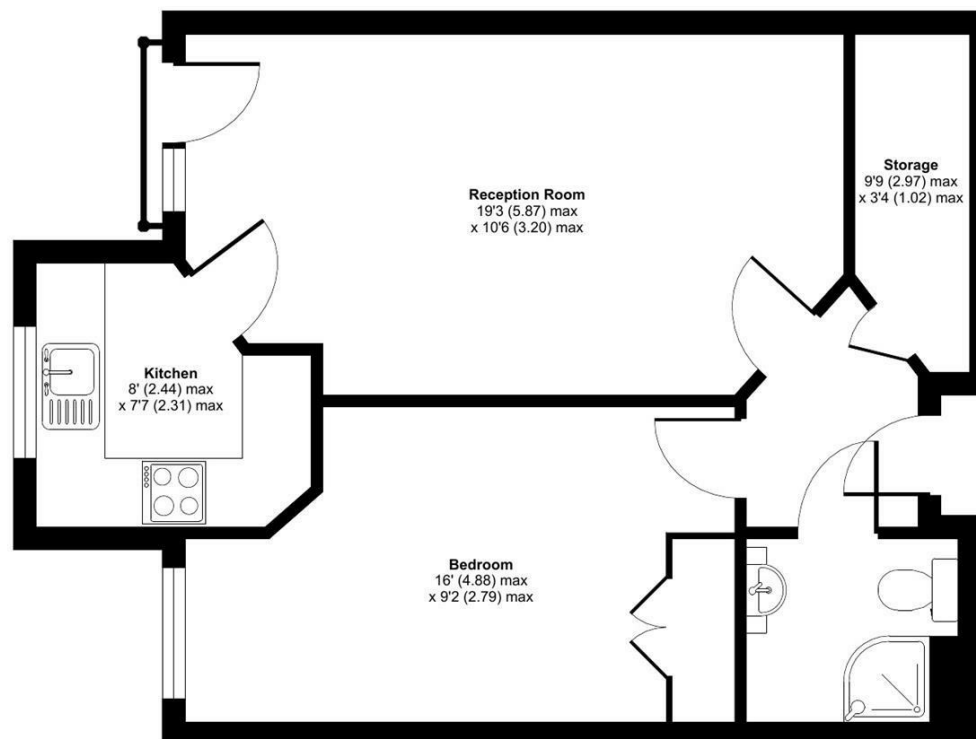
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

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: B

Approximate Area = 480 sq ft / 44.6 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). © richcom 2024. Produced for Churchill Estate Agents. REF: 1076090

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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