

£19,000  
CASHBACK\*  
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*The choice is  
yours*

## 21 Jubilee Lodge

Crookham Road | Fleet | GU51 5EZ

Asking Price £428,950 Leasehold

**Waterford's** *W*  
Residential Sales & Lettings

# 21 Jubilee Lodge

Crookham Road |

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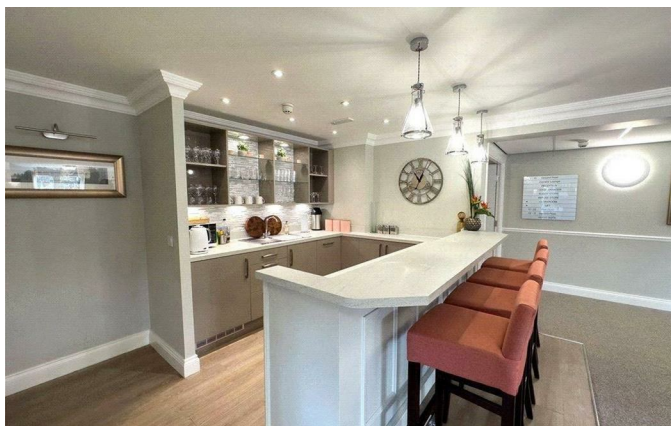
TRIPLE THE OFFERS... Stamp duty paid for, Winter fuel allowance paid by Churchill for 5 years plus autumn price reduction.

- Retirement Apartment
- Private Balcony
- Walk-in Wardrobe
- Owners lounge
- Service Charge £2625 per annum
- 1 Bedroom
- Shower room
- Communal Gardens
- 24-hour support system
- Ground Rent £575 per annum

Jubilee Lodge provides people the opportunity to downsize to a spacious retirement apartment with the added benefit of communal facilities including a beautiful Owner's Lounge with a fully stocked coffee bar.

The development focuses on enabling residents to continue to live an independent lifestyle but facilitating a social environment with neighbours and assistance from the lodge manager and 24-hour careline support system if required.

This stunning property provides a spacious Living room, a modern kitchen with integrated appliances including a waist-height oven, ceramic hob, washer/dryer and fridge/freezer, and a storage cupboard further benefit from its own private balcony overlooking the stunning gardens.



## BRAND NEW RETIREMENT APARTMENT



The bedroom includes a generous fully fitted walk-in wardrobe and the shower room features a low-level shower tray and easy to turn taps, along with an emergency call button just in case. The apartment is heated by slim electric radiators allowing you to set each room to a different temperature to make it perfect for you. The electric is supported by the lodges Photo Voltaic Solar Panels helping to reduce electricity bills and reduces carbon emissions.

The Lodge also benefits from a Guest Suite which owners can book for friends and family to stay overnight, so you don't need to worry about making up a spare room.

Externally Jubilee Lodge, provides a beautifully landscaped communal garden and patio area ideal for relaxing and socialising with friends. There is also a spacious residents car park.

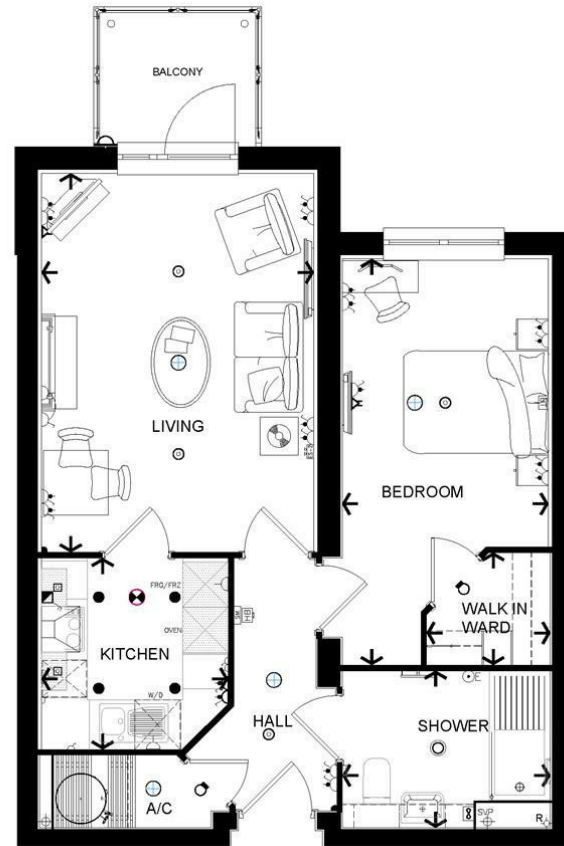
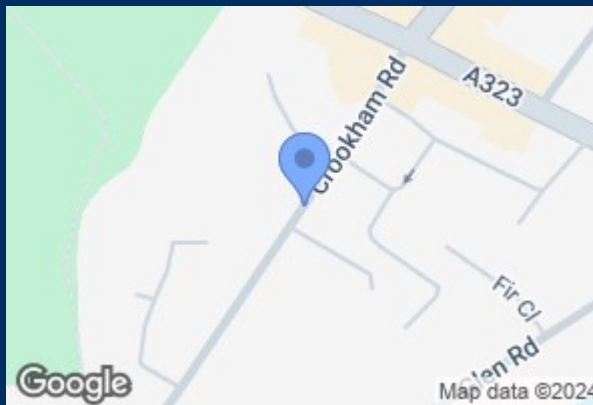
Jubilee Lodge is ideally located within the popular Blue Triangle of fleet, meaning that it is a just a short walk to the high street with a multitude of well-known shops, independent retailers along with a good selection of coffee shops and restaurants.

Fleet also features Fleet Pond Nature Reserve, a designated site of scientific interest, providing beautiful walks around the lake and woodland.

The property is also ideally located for travel with the M3 a short drive away and Rail links to central London from Fleet Train station.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

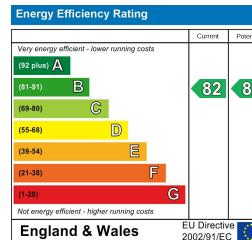
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



Living	Width 11'-9" [3575] max	Length 16'-4" [4985] max
Kitchen	Width 8'-0" [2450] max	Length 8'-3" [2515] max
Shower Room	Width 8'-11" [2730] max	Length 6'-9" [2065] max
Bedroom	Width 8'-11" [2710] max	Length 17'-6" [5340] max
Walk in Wardrobe	Width 5'-4" [1625] max	Length 4'-10" [1480] max

← 7'-8" [2325] → Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.



39 The Hart Centre  
 Fleet  
 Hampshire  
 GU51 3LA  
 01252 623333  
 fleet@waterfords.co.uk