



Flat 59, Stokes Lodge

Park Lane | Camberley | Surrey | GU15 3FU

Guide Price £325,000 Leasehold

Waterfords
Residential Sales & Lettings

Flat 59, Stokes

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Surrey | GU15 3FU

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Offered to the market in impeccable order throughout and rarely available at the prestigious Stokes Lodge development is this two double bedroom apartment with no onward chain

- Two Bedroom Penthouse Apartment
- Retirement Property for the Over 65's
- Town Centre Location
- Communal Facilities
- Private Sun Terrace and Balcony
- No Onward Chain
- EPC : C (80)
- Council Tax Band : D

Location

Located in the heart of Camberley town centre with local doctors, dental surgeries, shops, restaurants and amenities including a theatre and cinema within walking distance. Camberley train and bus station are also within approximately 800 yards of the property.

Description

Benefits to the property include a magnificent



NO ONWARD
CHAIN / RARELY
AVAILABLE



large sun terrace situated off the living room, two double bedrooms, separate cloakroom, modern fitted kitchen, full bathroom, large storage cupboard, and a secondary large balcony off the two bedrooms.

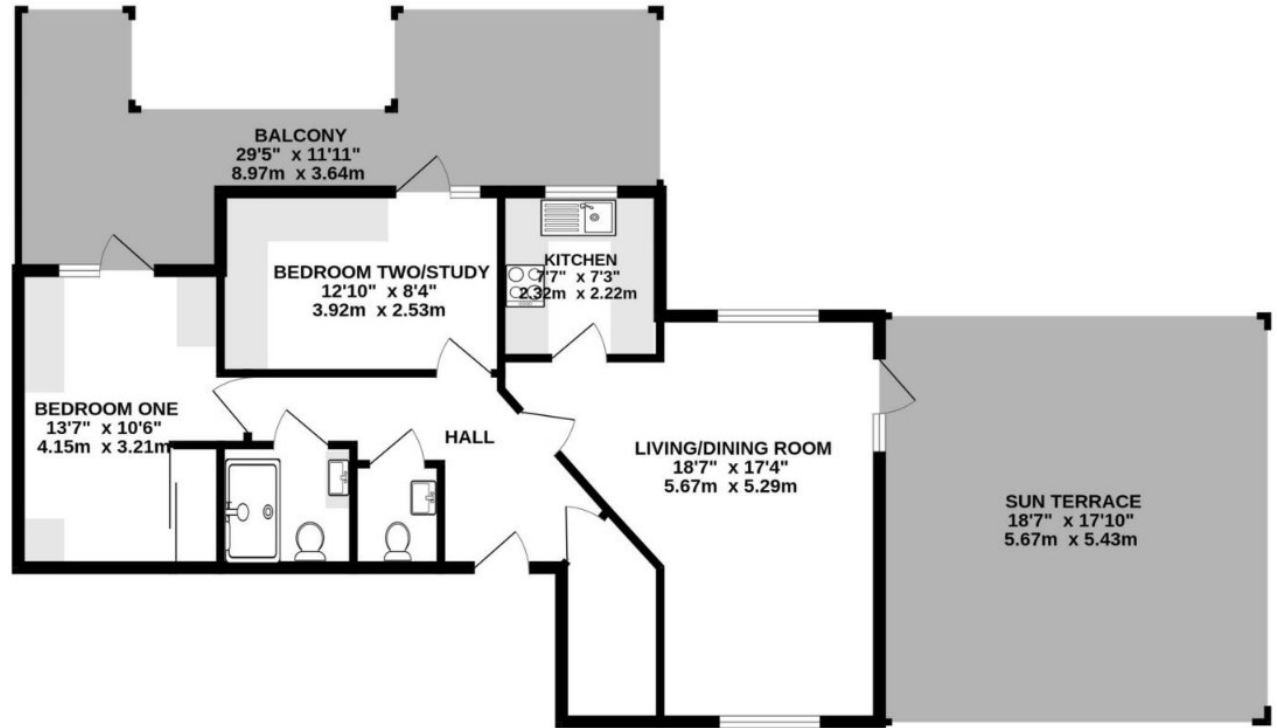
Stokes Lodge development offers modern retirement living for over 65's and offer a wealth of facilities including a library, terrace for events, communal living areas, activities and much more.

There is lift access to all floors, large resident's terrace and communal living rooms.

Lease remaining: 115 Years remaining
Services Charges: £1952.41 Every 6 months-
Reviewed: TBC
Ground Rent: £394.79 Every 6 months -
Reviewed: TBC
Council Tax Band: D

Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B		80	80
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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