

## **19 Reeves Court**

**71 Frimley Road, Camberley, Surrey, GU15 3EJ**



**PRICE: £125,000**

**Lease: 125 years from 2008**

### **Property Description:**

A RECENTLY REDECORATED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR BENEFITTING FROM HALLWAY WINDOWS AND NO OTHER APARTMENTS ABOVE OR BELOW. Reeves Court was constructed in 2008 by McCarthy & Stone (Developments) Ltd and comprises 34 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one and two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge  
Laundry room and Lift  
Guest suite  
Car park on site  
Landscaped gardens

Development Manager  
24 hour Emergency Appello call system  
Minimum Age 60  
Lease: 125 years from 2008

**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

## ACCOMMODATION

The property has been redecorated and the carpets have been professionally cleaned. Front door with security spy hole and intruder alarm leads to the:

### ENTRANCE HALL

Ceiling light point, power point, emergency intercom with security door entry system and smoke detector. Door to airing cupboard housing insulated hot water cylinder with fitted electric immersion heater, shelving and storage space. Single door leads to....

### LIVING ROOM

Electric slimline heater, power points, TV aerial point, telephone point and fire place with electric flame effect fire. Double glass doors leading to ....

### KITCHEN with window

Tiled and fitted with stainless steel sink unit, floor and wall cupboards with under pelmet lighting. Work tops. Fitted electric oven, four ring electric ceramic hob and overhead extractor hood. Refrigerator & freezer. Light, power points.

### BEDROOM

Fitted double wardrobe with mirrored doors, electric slimline heater, power points and telephone point. Walk-in storage space. T.V point.

### SHOWER ROOM

Fully tiled and fitted with a walk in shower with hand grip. Emergency pull cord. WC with low level flush. Strip light. Heated towel rail. Wall mounted fan heater.

## RETIREMENT HOMESearch

### Annual Service Charge:

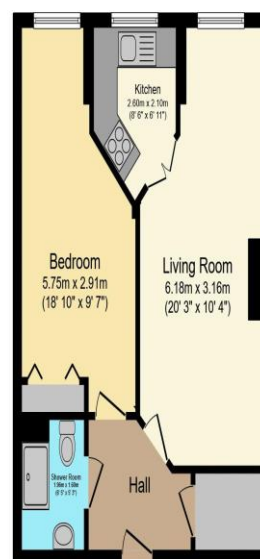
**£3,051.54**

### Annual Ground Rent:

**£425.00**

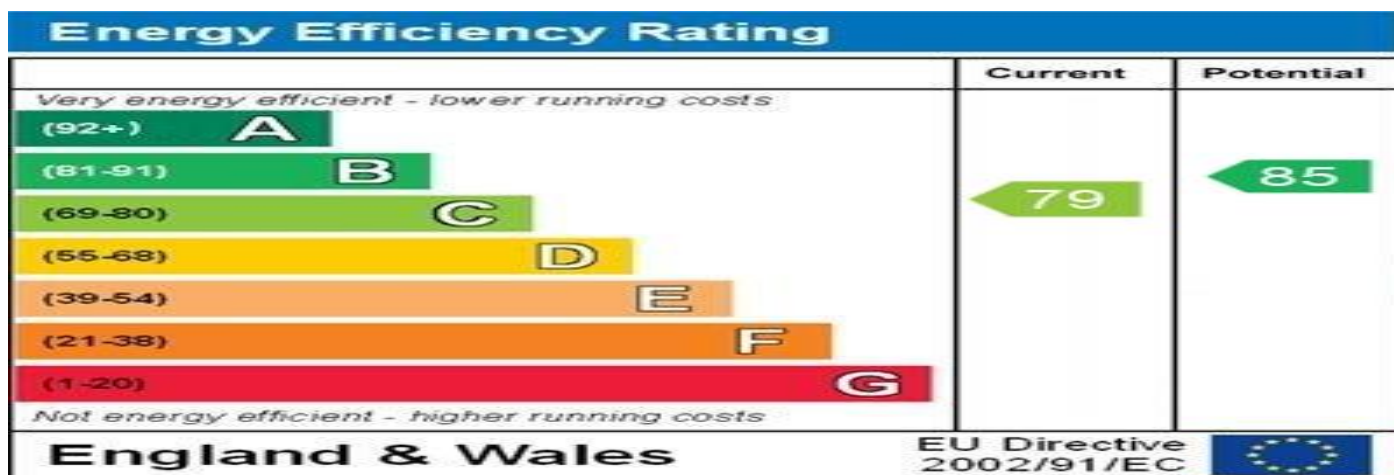
### For Financial Year Ending:

**29/2/25**



Total floor area 48.2 m² (519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.