



Beaufort Lodge, Grove Road, Woking, GU21 5FG  
£115,000 Leasehold

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Centrally located in the vibrant commuter town of Woking is this delightful first floor one bedroom retirement apartment favourably positioned within the development. Presented in excellent order both internally and in the communal areas with a host of activities available for residents and guests, this well managed development remains a firm favourite for those seeking retirement living in the area. 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 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.

Beaufort Lodge has been designed with safety and security at the forefront, 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.

Woking offers excellent transport links with regular direct train services to and from London Waterloo, a journey that takes approximately half an hour. Woking station also provides direct rail links to locations across the south and southwest of the country, including Exeter, Cardiff, Salisbury and Bournemouth

EPC Rating C

Service Charge £2,790.92 - paid 1/2 yearly £1,395.46 includes heating & water.

Ground Rent £647.98 PA - paid 1/2 yearly £323.99

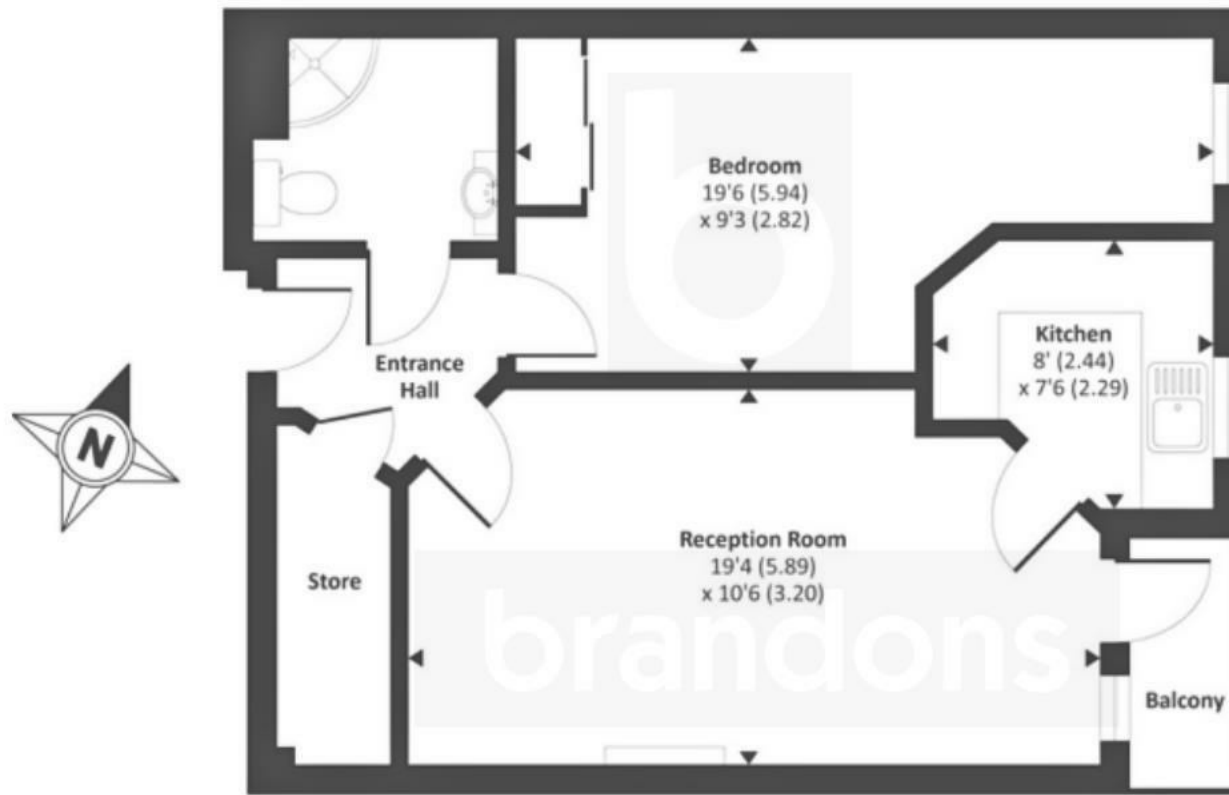
Lease 120years remaining



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To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(82 plus) <b>A</b>			(82 plus) <b>A</b>
(61-81) <b>B</b>			(61-81) <b>B</b>
(49-60) <b>C</b>			(49-60) <b>C</b>
(35-48) <b>D</b>			(35-48) <b>D</b>
(29-34) <b>E</b>			(29-34) <b>E</b>
(21-28) <b>F</b>			(21-28) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

