



Park Lane, Camberley

£315,000



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This prestigious 2 bedroom penthouse apartment is ideally located on the edge of Camberley town centre in leafy Surrey. It features a private balcony, sun terrace and roof garden, which backs onto a mature wooded area. It is close to a multitude of local amenities, Camberley bus and train station and parks for leisurely walks.

FEATURES

- Private parking with no onward chain and lift to all floors
- Two private rooftop areas accessed from both bedrooms and lounge
- Pet friendly retirement apartments with guest suite
- One apartment resident must be over 55 years of age
- Communal lounge, roof terrace and wellbeing suite
- Owners' lounge ideal for coffee mornings and games afternoons
- A Lodge Manager is on hand throughout the day
- Designed with safety and security at the forefront
- 0.3 miles to Places Leisure Centre and 2.2 miles to Frimley Park Hospital
- 5 star hotels, spas, restaurants and golf clubs nearby

ACCOMMODATION

- Entrance Hall
- Kitchen
- Cloakroom / toilet
- Lounge / dining area
- Master bedroom
- Bedroom 2 / study
- Emergency careline system
- Communal terrace lounge and laundry room

OUTSIDE

- Private balcony accessed from both bedrooms
- Private sun terrace and roof garden for entertaining

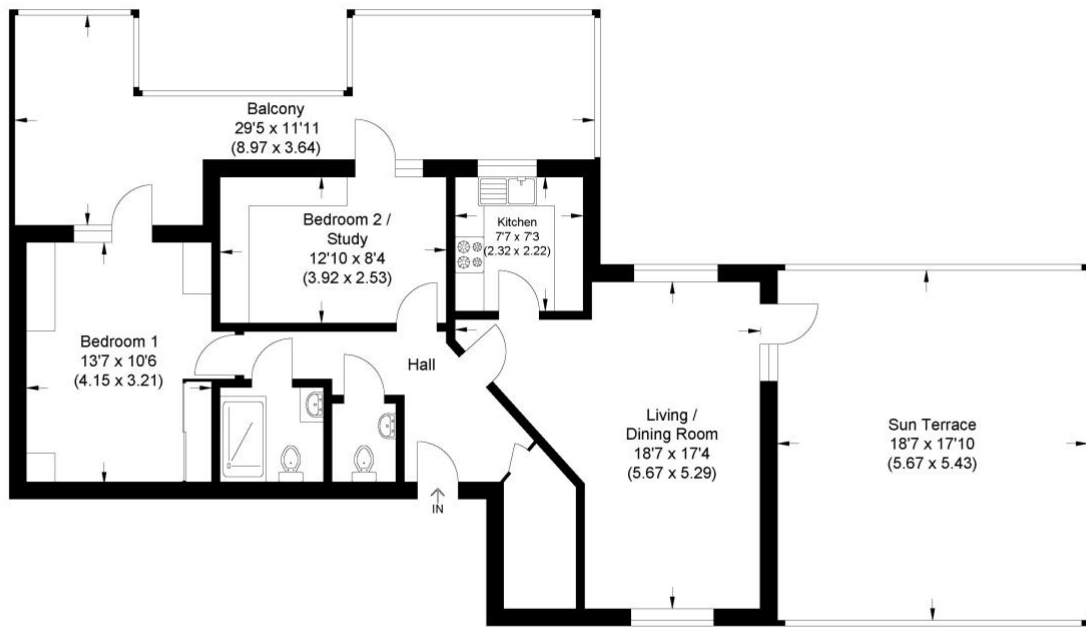
LEASE INFORMATION

- Lease term 115 years remaining
- Service charge – TBC
- Ground rent – TBC
- EPC - C
- Band D – Surrey Heath Borough Council





Approximate Gross Internal Area
67.62 sq m / 727.85 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 3FU**



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