

Asking Price £325,000 Leasehold

1 Bedroom, Apartment - Retirement

6, Yates Lodge 118 Victoria Road, Farnborough, Hampshire, GU14 7PN

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Yates Lodge

Yates Lodge is a beautiful development of 42 one and two bedroom retirement apartments located in the popular and thriving town of Farnborough. The town is most well-known for its aeronautical links and as the home of The International Farnborough Airshow, the biggest trade airshow in the UK, attracting 80,000 visitors to see aircraft both in the air and on the ground.

Yates Lodge is named after Ivan Yates, an aeronautical pioneer, who was based in Farnborough for many years, carried out much of his research there and was also President of the Farnborough Airshow.

Farnborough has an excellent range of shops located in Princes Mead and The Meads Shopping Centres which are home to independent traders and high street brands such as Boots, Costa Coffee and WHSmith. There is a large Sainsbury's and an Asda supermarket, which also accommodates the local post office. An outdoor market selling food and other produce is also held twice weekly in Queensmead.

Farnborough is also the home of St Michael's Abbey, a Benedictine Abbey with a small monastic community and the resting place of Napoleon III, Emperor of the French. To the east of the town the Basingstoke Canal is perfect for enjoying a walk along the towpath or a summer cruise, whilst in the Green Flag Frimley Park there is pitch and putt golf, a wildflower meadow and community garden.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Yates Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, 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.

Yates Lodge is managed by the award winning Churchill Estates Management , working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Yates Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO AND GARDEN VIEWS

SOUTH WEST FACING

Welcome to Yates Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property provides spacious accommodation and is conveniently located on the same level as the owners lounge, guest suite and entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private patio area with stunning views over the communal gardens and windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob, washer/dryer, fridge and freezer. A large window provides light and ventilation.

The Bedroom is a generous double with a walk-in wardrobe. There is plenty of space for additional furniture if desired and a window keeps this bedroom bright and airy.

The Shower Room offers a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom ground floor apartment
- Patio with stunning garden views
- South West facing
- Great location close to the town centre & excellent transport links
- Owners lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park & Cycle and buggy storage
- Beautifully landscaped grounds
- Lodge Manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st Nov 2027): £2,760.81 per annum.

Ground Rent £575 per annum. To be reviewed March 2032

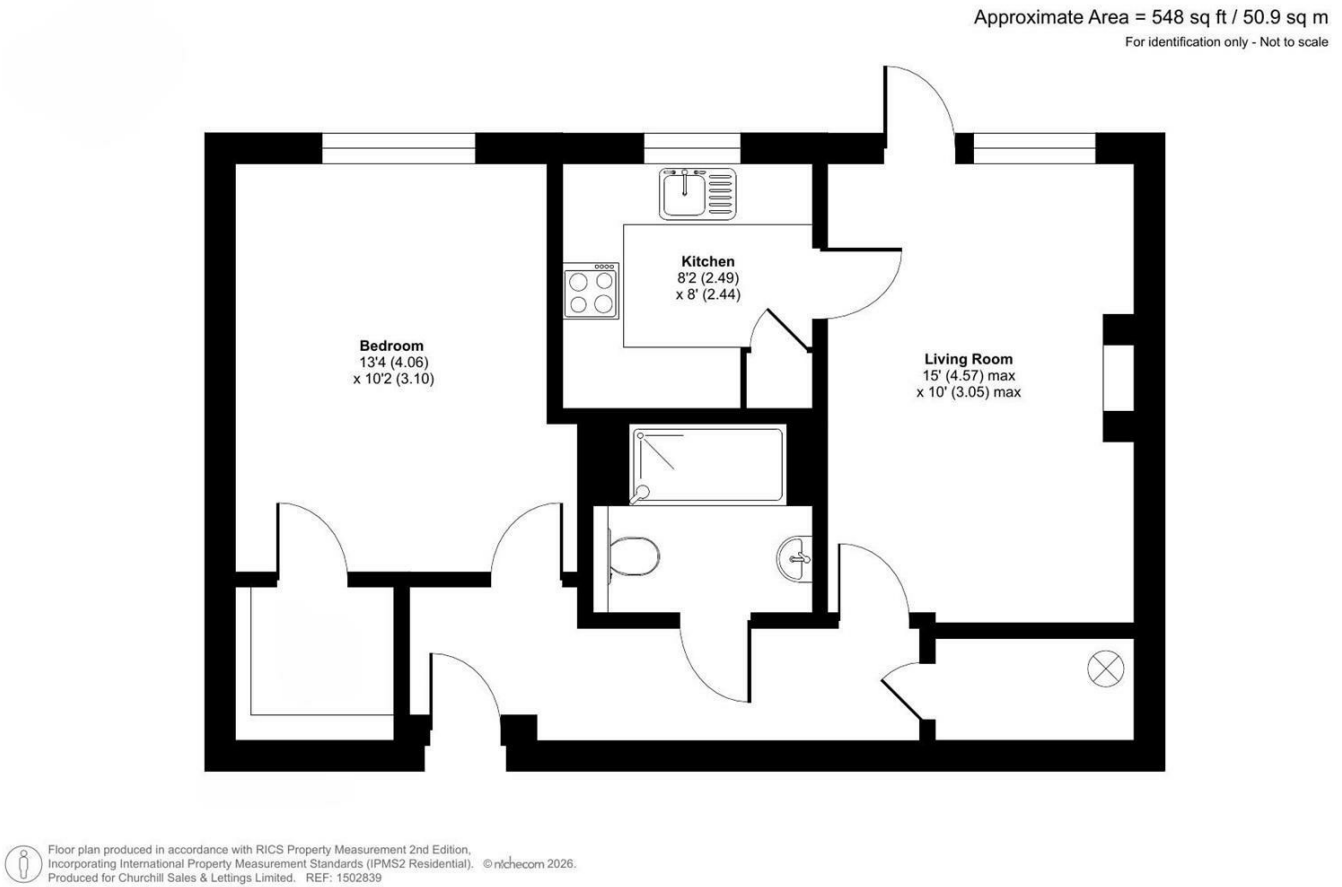
Council Tax Band C

999 year Lease commencing 2022

Please check regarding Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund and redecoration fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists