

£119,000 Leasehold



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 80                      | 80        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



A well-presented first floor over 60's retirement apartment comprising a spacious hallway, double aspect living room with Juliet balcony, modern fitted kitchen, shower room and double bedroom with fitted wardrobes. The property also benefits from radiator heating, double glazing, fitted carpets and an allocated parking space. Stokes Lodge is a development of 61 one and two bedroom retirement apartments located on the edge of Camberley town centre. The development features a lounge leading out to a roof terrace with seating, a Wellbeing Suite and communal laundry room. Each apartment has an emergency Careline system including a video entry system, fire and smoke detection systems, monitored by the onsite Lodge Manager and the Careline Team 365 days a year. The property also offers an attractive buy-to-let opportunity for the over 55's.

Lease: 125 years from May 2015      EPC: C      Council tax band C: £2,078.05 p.a. (2024/25)

Ground rent: £555.00 p.a. (2023/24)      Service charge (estimated): £3,149.65 p.a. (2023/24)

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

GROUND FLOOR

Entrance

Access is via a ramped entrance through security controlled doors, with a Duty Manager's office controlling access. The communal entrance area leads to a communal lounge with stairs and a lift to the first floor.

FIRST FLOOR

Hallway

Wall mounted radiator, emergency Careline intercom, door to cupboard housing electric meter, fuse box and a wall mounted boiler. Doors to:

Living Room

11' 8" x 18' 5" (3.56m x 5.61m) Front aspect door and window with a Juliet balcony, rear aspect window, wall mounted security entry phone, wall mounted radiator, wall mounted electric fire, twin central ceiling lights, glazed door to:

Kitchen

7' 7" x 7' 10" (2.31m x 2.39m) Range of wall and base units with work surfaces over, single bowl single drainer sink with mixer tap, stainless steel eye level oven, induction hob with stainless steel extractor fan above, front aspect window, laminate wood flooring, built in fridge and freezer, ceiling mounted triple spotlights.

Bedroom

1' 3" x 13' 9" (0.38m x 4.19m) Front aspect window, wall mounted radiator, built in double wardrobe with mirrored sliding doors.

Shower room

Corner shower cubicle with sliding doors and wall mounted shower, low level wc, vanity unit with hand wash basin and storage beneath, fitted mirror, wall mounted heated towel rail, tiled walls, tiled floor, ceiling inset spotlights.

OUTSIDE

Car park

The private "Owners Only" car park is accessed via a security gate, behind which there is a parking space for this property.

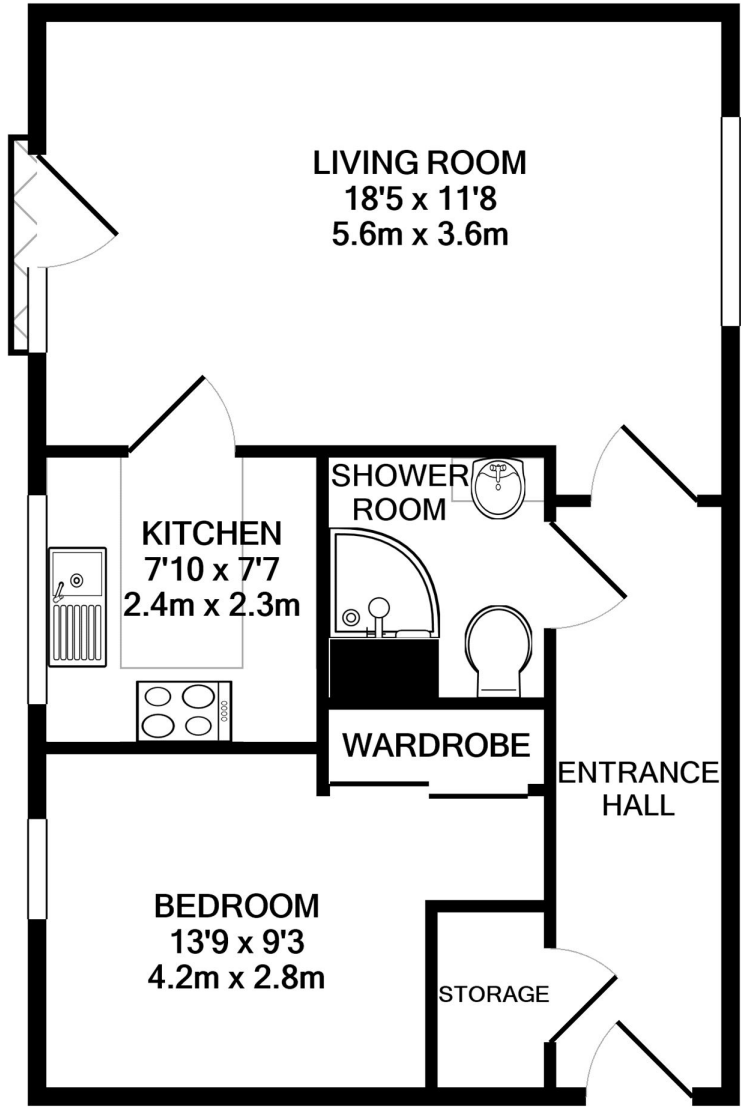
STOKES LODGE & THE TOWN CENTRE

Stokes Lodge offers facilities perfect for retirement living, with many communal facilities including a rooftop terrace with views of Camberley, an owner’s lounge with a kitchenette, library and a communal lounge. Additional benefits include a 24-hour emergency Careline system, a lift to all floors, camera entry system, communal laundry room and there is also a fully furnished guest suite that can be hired when one has visitors. Another key benefit is the Wellbeing Suite which provides a comfortable room for health and beauty treatments on site.

The apartments are located just moments from Camberley town centre which features an array of shops, restaurants, cafés and entertainment. There are also excellent transport facilities with regular bus services within the local area and Camberley train station provides services to Guildford, Ascot and London Waterloo.

These beautiful purpose-built apartments are perfect for those looking for an independent, safe and secure lifestyle in their retirement. The property also offers an attractive buy-to-let opportunity for the over 60's.

Half yearly service charge: £802.40 (2023), collected by Millstream Management every 6 months.  
Half yearly ground rent: £359.20 (2023), collected by Millstream Management every 6 months.  
Pets allowed with permission from managing agent.  
Service charges include: Careline system, buildings insurance, water and sewerage rates, apartment heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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