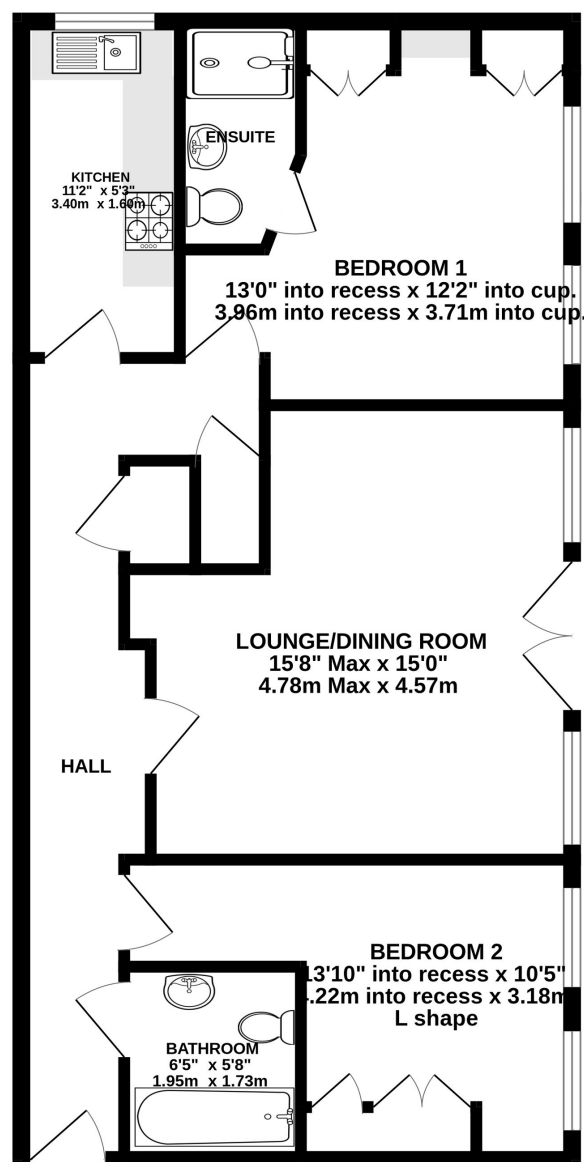


## 35 Stickle Down Deepcut, GU16 6GB

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



## Offers Over £250,000 Leasehold



- Spacious ground floor apartment
- Fitted wardrobes
- En suite shower room
- Double glazing
- Allocated parking & visitors' parking
- Two bedrooms
- Excellent decorative order
- Gas fired central heating by radiators
- Communal gardens
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(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	

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.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR  
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel 01252 838 899  
1 Guildford Road, Frimley Green, Surrey, GU16 6NL





## The Property

This spacious ground floor two bedroom apartment on the favoured Dettingen Park development was built approximately 23 years ago and represents an ideal first time or investment purchase. There is a long entrance hall, lounge/dining room with double casement doors and Juliet balcony, galley style kitchen with built-in appliances. Bedroom 1 has two fitted wardrobes including a dressing table unit with vanity mirror, en suite shower room, and bedroom 2 has a triple fitted wardrobe. The bathroom has a white suite with a shower attachment.

The property is offered in excellent decorative order throughout, and has gas fired central heating by radiators and sealed unit double glazing. Outside, there are communal gardens, a shared walk-in storage room and allocated parking and visitor spaces. NO ONWARD CHAIN.

EPC: C | Council tax band C: £2,175.25 p.a. | Service charge: £1,741.62 p.a. (2025/26) | Ground rent: £250 p.a.

Lease: 150 years from January 2002 (127 years left)

## Location

Dettingen Park is situated in a popular part of Deepcut, close to local village shops, the new Lakeside School and "The Frog" public house and restaurant all situated nearby. Camberley town centre is also within easy reach, providing a comprehensive range of shopping and sporting facilities.

The nearest railway station is Frimley which provides a train service to London Waterloo with mainline services available at nearby Farnborough. Access to the M3 motorway can be found at Frimley and Lightwater (Junctions 3 and 4). The area also benefits from being within close proximity to Pine Ridge Golf Club with its nine hole golf course and bowling alley.