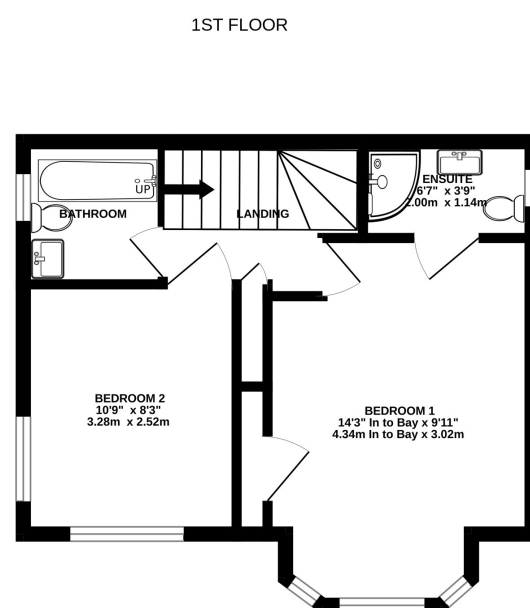
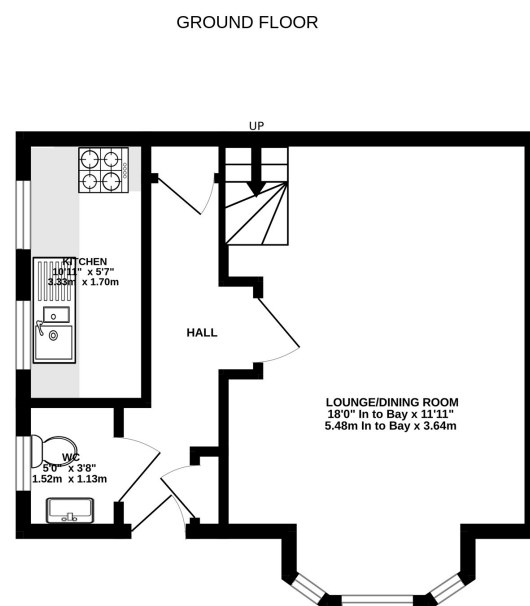


5 Stonebrook Lodge Camberley, 20 Waverley Drive. GU15 2DL



£350,000 Share of Freehold



- Ground & First Floor Maisonette
- Two Bedrooms (One En-Suite)
- Private Front Garden
- Allocated Parking Space
- Share of Freehold
- En-Suite & further Bathroom
- Recently Re-fitted Kitchen
- Downstairs Cloakroom

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



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The Property

NO ONWARD CHAIN *** Luff and Wilkin are pleased to present this ground and first floor conversion maisonette situated in the affable Waverley Drive area. The property is approached via a private gate with footpath through the enclosed front garden to the private front door. Accommodation on the ground floor comprises a cloakroom with eco-fit boiler, modern fitted kitchen with gloss finish doors, tiled flooring, Zanussi Hob with single integrated oven and extractor hood. Stairs lead up to the first floor from the bay fronted living room to the master bedroom with bay fronted window, en-suite shower room, bedroom two with front aspect, and the family bathroom.

The setting is beautiful with the property boasting a private and secluded front garden with a raised decking area leading to a patio and lawn. Other features include allocated and visitor parking and the property is within walking distance of the town centre.

EPC: C Council Tax Band D: £2,447.16 p.a. (2025/26)

Service charge: £1,440 p.a. Ground Rent: None

Share of Freehold - Lease: 125 years from 2007 (108 years remaining)

The Accommodation

A well presented two bedroom maisonette arranged over the ground and first floor with a private front door and a gated access to a secluded front garden boasting a raised decking area and paved footpath leading to a lawned area with wooden panel fencing and mature hedging. The property also benefits from being refurbished over a year ago including new carpets, refitted kitchen with integrated appliances including Single oven, hob, extractor hood and new boiler. Features also include a downstairs cloakroom and allocated parking accessed off a private shingled driveway.

Location

Stonebrook Lodge is a small private residential apartment block located off the ever popular Waverley Drive near to Crawley Ridge school and Camberley train station. Camberley town centre offers a range of restaurants, Bowlplex bowling alley, Vue cinema and a comprehensive range of retail outlets. The M3 and A30 provide access to London and the coast.