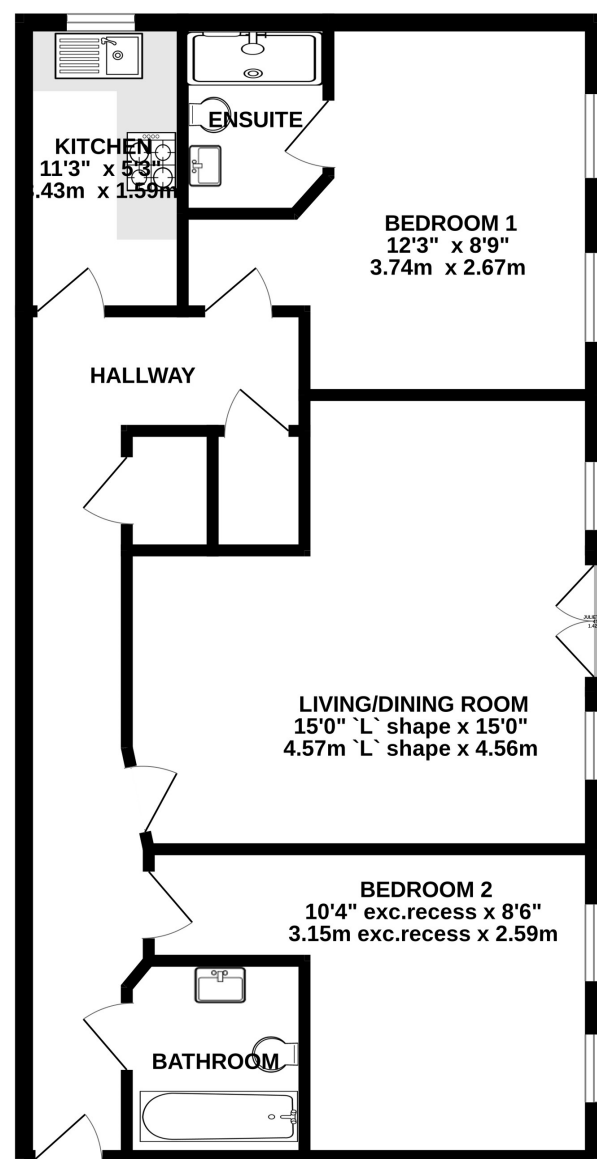
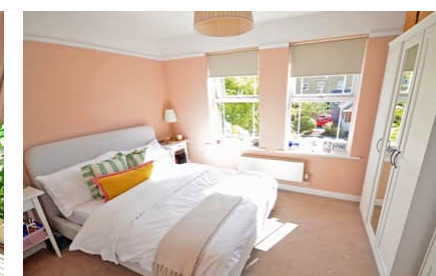


## 39 Stickle Down Deepcut, Camberley. GU16 6GB

FIRST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 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



### £265,000 Leasehold



- First floor apartment
- Use of garage in nearby block
- Communal gardens
- Excellent order throughout
- Long lease (approx. 127 years left)
- Refitted bathroom & en suite
- Sealed unit double glazing
- Two bedrooms
- Light & spacious accommodation
- Gas fired central heating by radiators

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>	82	82
(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			

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

A very well presented two double bedroom first floor apartment, having been redecorated with some new flooring and new bathroom suites over the last two years. This light and airy accommodation comprises of a long entrance hall with wood-effect laminate floor, bright and spacious lounge/dining room with wood-effect laminate floor, double casement doors and Juliet balcony. The kitchen is comprehensively fitted to include a four burner gas hob with oven and extractor hood, built-in dishwasher and washing machine. Bedroom 1 has a refitted en suite shower room with a fully tiled shower cubicle and marble tiled floor. The second bedroom is also a double, and there is a fitted bathroom in white with a shower unit above the bath, glazed screen, tiled surround and marble tiled floor.

Outside there are well kept communal gardens and the use of a garage situated in a nearby separate block.

EPC: B | Council tax band C: £2,175.25 p.a. (2025/26) | Service charge: £1,780 p.a. | Ground rent: £250 p.a.

Lease: 150 years from 1/1/2002 (127 years left)

## Location

Dettingen Park is situated in a popular part of Deepcut, close to local shops, a newly built public house with restaurant, and close to the village of Frimley Green. There are a number of respected schools in Frimley including The Grove, Lakeside Primary, Ravenscote, Tomlinscote and St. Augustine's.

The nearest railway station is Frimley which provides a train service to London Waterloo with mainline services available at nearby Farnborough. Access to junction 4 of the M3 motorway is within approximately three miles. The area also benefits from being within close proximity to Pine Ridge Golf Club with its nine hole golf course and bowling alley.