



Asking Price £295,000 Leasehold

2 Bedroom, Apartment - Retirement

5, Mountbatten Lodge The Hart, Farnham, Surrey, GU9 7HZ



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Mountbatten Lodge

Mountbatten Lodge is a prestigious and stylish development of 32 one and two bedroom purpose built Retirement apartments constructed by Churchill Living. The development is arranged over 3 floors and ideally located a short distance from the High Street shops and local amenities.

Farnham is a market town in Surrey and known for its Georgian streets, historic buildings and craft heritage. There is a range of shops and independent boutiques, pubs, restaurants and cafes. Farnham Castle overlooks the town and it is within easy access to the North Downs Way National Trail. Farnham Park is a 320 acre medieval deer park with a 1km tree lined avenue.

Farnham is a few miles south of Guildford and well signposted from the A3, A31 and M3 motorway. Buses run from Farnham to surrounding areas and villages whilst the railway station is located just south of the A31 on Station Hill. It is a short walk from the centre of town with regular services to London Waterloo and Alton, Hampshire.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge.

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.

Mountbatten 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. A 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.

Mountbatten 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.

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



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Property Overview

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO ACCESS****

Situated in the fantastic development of Mountbatten Lodge is this delightful two bedroom apartment which benefits from direct patio access. The property provides spacious accommodation, is presented in good order throughout and is conveniently located for the laundry and owners lounge.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire. A French door opens to a patio footpath also leads to a communal patio area.

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

Bedroom One is a good-sized double with a built in wardrobe. There is plenty of space for additional furniture if required and French door provides access to the patio walkway.

Bedroom Two is another good-sized double room with built in wardrobes. This room could also be used as a separate Living Room, Study or Hobby Room.

The modern Shower Room offers a curved shower, a WC, wash hand basin with vanity unit beneath, a heated towel rail and additional storage cupboards.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!



Features

- Two bedroom ground floor apartment with patio access
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens



Key Information

Service Charge (Year ending 31st August 2025)
£4,763.63 per annum.

Ground rent £755.32 per annum. To be reviewed
September 2026

Council Tax Band D

125 year Lease commencing 2005

Please check regarding Pets with 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, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

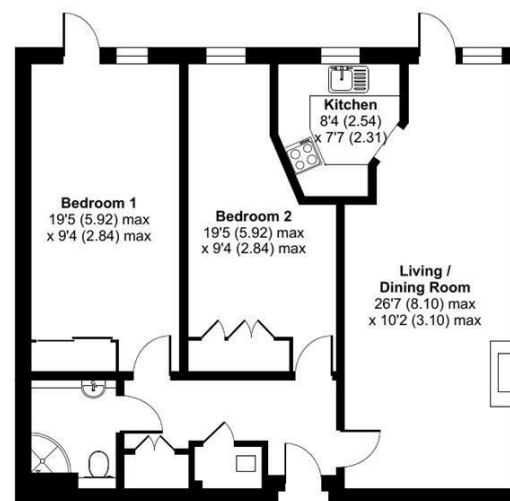
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1327574

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.

Approximate Area = 797 sq ft / 74 sq m
For identification only - Not to scale





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