



O.I.R.O £315,000 Leasehold

2 Bedroom, Apartment - Retirement

1, Stokes Lodge 3 Park Lane, Camberley, Surrey, GU15 3FU



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Stokes Lodge

Stokes Lodge is a development of 61 one and two bedroom retirement apartments ideally located on the edge of the main shopping centre of Camberley. The development features a Terrace Lounge leading out to a stunning Roof Terrace with outdoor seating, along with a Wellbeing Suite and Communal laundry room.

Both the apartment and Lodge are heated by a modern high efficiency centralised communal gas boiler, the cost of which is included in the service charges.

Camberley offers a wide range of independent shops and high street names as well as a purpose built, modern entertainment complex. The Atrium features a range of shops and leisure facilities including a 9 screen cinema, bowling, health and fitness club, cafes and restaurants.

Nearby, Frimley Lodge Park is a multi-award winning 'Green Flag' park and includes access to the Canal, a miniature railway, pitch and putt, Flourish Community Garden, BBQ hire, play areas and sport pitches. There are many options for health and fitness, which include two purpose built leisure centres – The Arena and Lightwater – private gyms, numerous golf courses and water sports on Mytchett Lake.

Transport facilities are excellent with regular bus services linking Camberley to the nearby areas of Sandhurst, The Meadows Shopping Centre, Bracknell, Farnham and Woking to name a few. Camberley Train Station offers services to Guildford, Ascot and London Waterloo.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Stokes 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. 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.

Stokes Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Stokes Lodge requires at least one apartment resident to be over the age of 60 and any second resident to be over the age of 55.



Property Overview

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

Situated in the fantastic development of Stokes Lodge is this delightful two bedroom ground floor apartment. The property is presented in fantastic order throughout and is conveniently located near the owners lounge and entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio and windows provide lots of natural light.

The Kitchen is accessed via the Living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, a fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double room with walk-in wardrobe. There is plenty of space for additional furniture if required and large window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized room that could be used as a separate Living room, Study or Hobby Room. A French door provides patio access.

The Shower Room offers a walk-in shower with handrail, a WC, heated towel rail and wash basin with vanity unit beneath.

A separate WC is located off the hallway and offers a WC, heated towel rail and wash basin.

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Stokes Lodge!



Features

- Two bedroom ground floor apartment
- Terrace Lounge leading to roof terrace with outside seating
- Lodge manager available 5 days a week
- Wellbeing suite and communal laundry room
- 24 Hour Careline system for safety and security
- Owners' Lounge with coffee bar
- Landscaped communal gardens
- Lift to all floors
- Owners private car park
- 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



Key Information

Service Charge (Year Ending 31st May 2026): £4,596.23 per annum.

Ground rent: £789.58 per annum. To be reviewed May 2029.

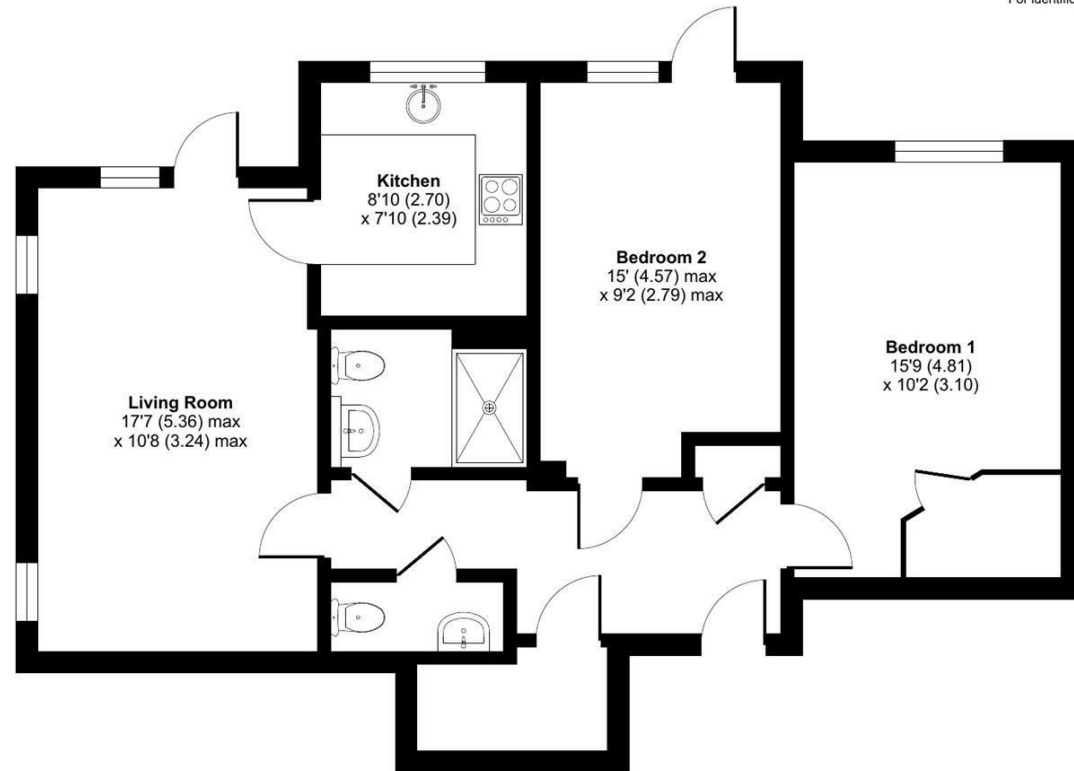
Council Tax Band D

125 lease years commencing May 2015

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, apartment heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 757 sq ft / 70.3 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1330388

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.



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