



Total area: approx. 49.6 sq. metres (533.8 sq. feet)



Summerlands Lodge | Farnborough Common | Locksbottom | BR6

£200,000

-  Retirement flat
-  Well-proportioned living room
-  Contemporary kitchen & shower room
-  Parking for residents & guests
-  Walking distance to shops & amenities
-  Double bedroom with built-in wardrobes
-  Communal grounds & lounge
-  No onward chain



Kenton are delighted to present this 1 bedroom second floor (with lift access available) retirement flat, situated within the ever-popular Summerlands Lodge development, located within walking distance to Locksbottom High Street and its range of amenities and transport links. The living room is well proportioned and opens to a contemporary fitted kitchen. The bedroom is of double size and features ample-sized built in wardrobes with sliding doors. Furthermore there is a contemporary shower room. The flat has been very well maintained by the previous owner and is presented in good condition with neutral decoration throughout. Externally, there are attractive and tranquil communal grounds which offers pleasant areas to relax and socialise. Additionally there are ample communal parking spaces for both residents and visitors. Additional amenities on offer to residents are, warden assistance (with emergency pull cord to every room), a communal lounge to socialise, a laundry and a Guest Suite for friends and family to stay overnight when visiting. Locksbottom High Street and it's wide variety of shops, eateries and facilities are within walking distance, easily accessible bus stops are located nearby. This property is marketed with no onward chain. LEASE & ASSOCIATED CHARGES DETAILS: Kenton understands the lease term is 85 years which is in the process of being extended to 175 years. Kenton understand that there is a ground rent payable equating to £150.00 per annum. Kenton understands that there is a service charge payable equating to £2,940.00 per annum.

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Hallway

11'1" x 3'2" (3.37m x 0.96m)
Coved ceiling, built-in storage cupboard (featuring shelving), covered electric heater, fitted carpet.

Living Room

17'4" x 11'1" (5.28m x 3.38m)
Double glazed window to rear (overlooking communal grounds and building entrance), coved ceiling, feature fireplace with wooden surround, electric heater, fitted carpet.

Kitchen

6'12" x 11'0" (2.13m x 3.36m)
Range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel 1 & 1/2 bowl sink unit, space for cooker, space for under-the-counter fridge, space for under-the-counter freezer, extractor fan, vinyl flooring.

Bedroom

13'3" x 10'1" (4.03m x 3.07m)
Double glazed window to rear (overlooking communal grounds and building entrance), built-in wardrobes with sliding doors, electric heated, fitted carpet.

Shower Room

7'0" x 6'5" (2.14m x 1.96m)
Tiled walls, corner shower cubicle, low level W.C & wash hand basin in vanity unit, fitted storage cabinet, airing cupboard (housing hot water cylinder & cold water tank) extractor fan, vinyl flooring.

