

Asking Price £85,000 Leasehold

1 Bedroom, Apartment - Retirement

25, Fern Hill Lodge 100 Victoria Road, Farnborough, Hampshire, GU14 7PB

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Fern Hill Lodge

Fern Hill Lodge is a prestigious and stylish development of one and two bedroom purpose built Retirement apartments constructed by Churchill Living. The development comprises of 37 properties arranged over three floors. There are a wide range of shops and amenities a short level walk from the development.

Farnborough is a popular location in North Hampshire and is famed for its Air Show, which takes place every two years.

Fern Hill Lodge is within easy reach of the M3 and A3 for access up to London and beyond.

Fern Hill Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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 Living developments across the country. Prices are available from the Lodge Manager.

Fern Hill 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.

Fern Hill 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.

Fern Hill Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Fern Hill Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is conveniently located near the stair and lift and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. A window provides lots of natural light.

The Kitchen is accessed via the Living Room and 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 with extractor hood over, a fridge and space for a freezer. A window provides light and ventilation.

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

The Bathroom offers a bath tub with overhead shower and handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Fern Hill Lodge!







Features

- One bedroom first floor apartment
- 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
- Buggy store with charging points
- 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







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Key Information

Service Charge (Year ending 31st August 2027)
£3,396.84 per annum.

Ground rent £853.74 per annum. To be reviewed March 2032

Council Tax Band B

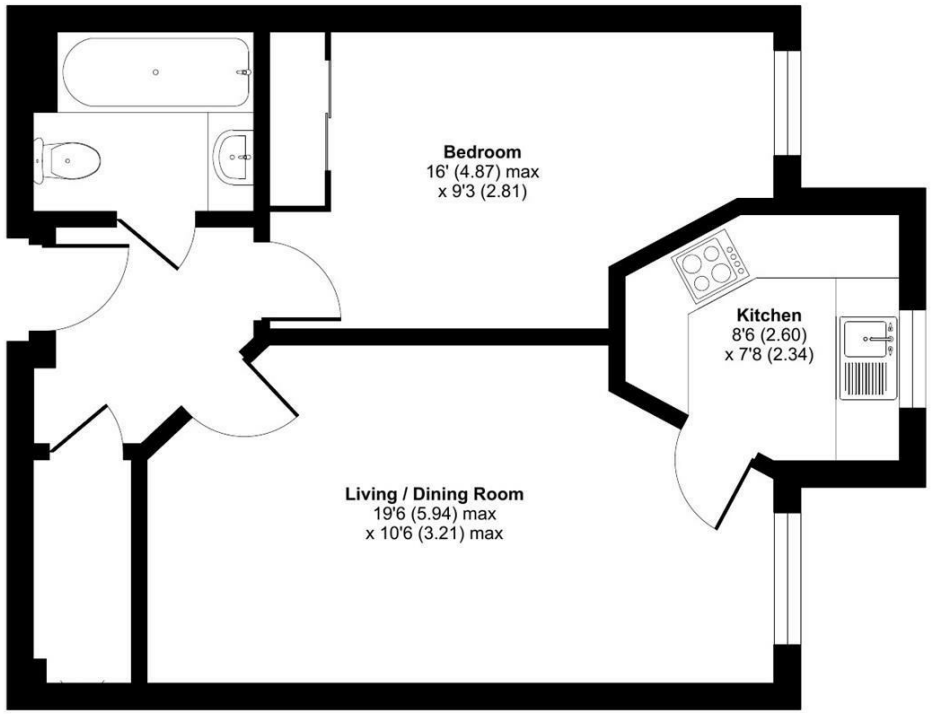
125 year Lease commencing March 2004

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.

EPC Rating: B

Approximate Area = 493 sq ft / 45.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1281383

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.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists