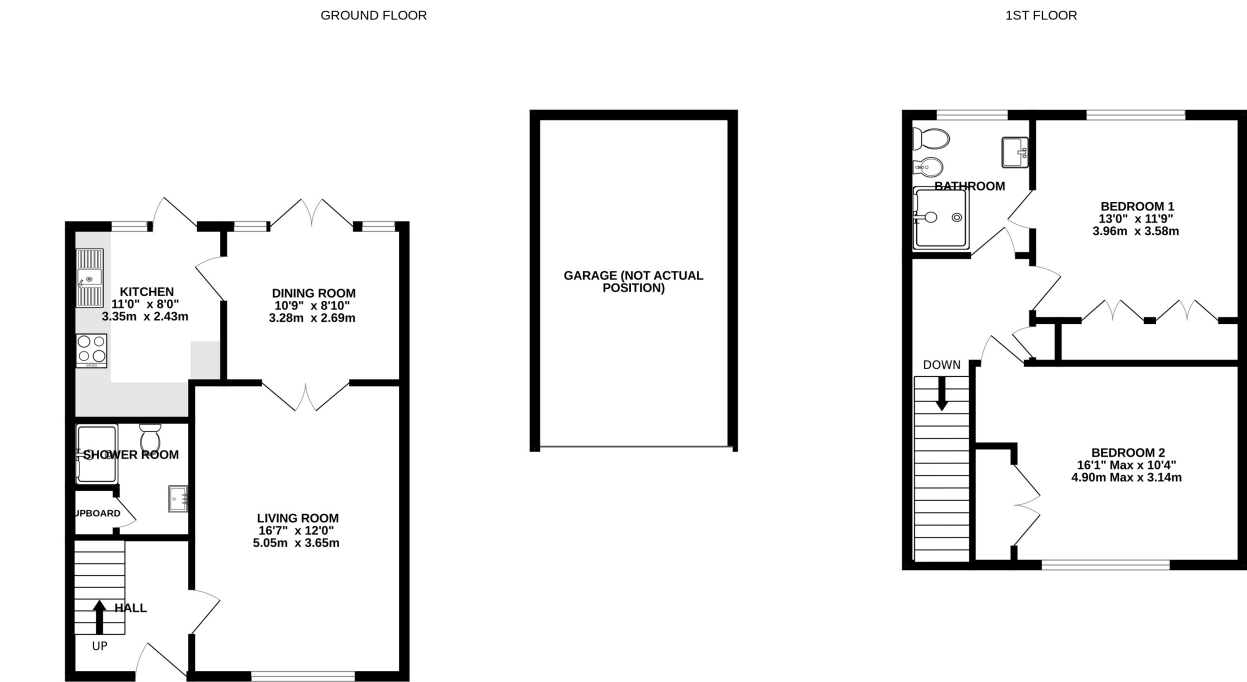


42 Mytchett Heath, Mytchett Camberley. GU16 6DP



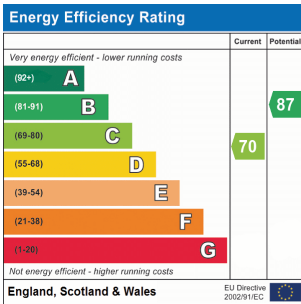
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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£325,000 Leasehold



- Two double bedroom terrace
- Garage in nearby block
- No onward chain
- Landscaped communal gardens
- Two bathrooms
- Local shops & facilities nearby
- Idyllic setting for the over 55s
- Lease 150 years from December 1995



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.



The Property

An attractive two double bedroom terrace cottage style property situated within the idyllic setting of Mytchett Heath, an award winning retirement development for the over 55's in approximately four acres of attractive, well kept grounds.

The property benefits from double glazing, shuttered windows, storage heating and its own private enclosed patio to the rear that provides a wonderful view and access to the communal green spaces/gardens. On the ground floor there are two separate reception rooms, the second of which provides flexibility, either for formal dining, a reading room, or a hobby space, alongside a kitchen with built in appliances, a cloakroom/shower room and stair lift.

The upstairs provides two double bedrooms with fitted wardrobes, a Jack and Jill bathroom with shower and ornamental balconies to the front and rear. A single garage is located in a nearby block offering secure storage or parking, in addition to residents' parking within the development. No onward chain.

Length of lease: 150 years from December 1995 | Service charge : £7,708 p.a. (2026)

EPC Rating: C | Council Tax G: £4,270.00 p.a. (2026/2027)

Location

Mytchett Heath enjoys a semi rural location bordered by natural woodland on one side, and easy access to the Basingstoke Canal which provides a visitors cafe and seating areas. With an additional 59 acres of recreational grounds accessible within Frimley Lodge Park the location provides access to plenty of natural greenspace. The property's design and positioning within the development make it particularly well-suited to those seeking an accessible, low-maintenance lifestyle with a sense of independence and community.

Transport links via Farnborough and Ash Vale main line railway stations are both within easy access as is the M3 motorway (junction 4), with a residents mini bus service that can be utilised for shopping in nearby towns.

There are plenty of local shops & facilities accessible within a short walk providing easy access to local amenities.