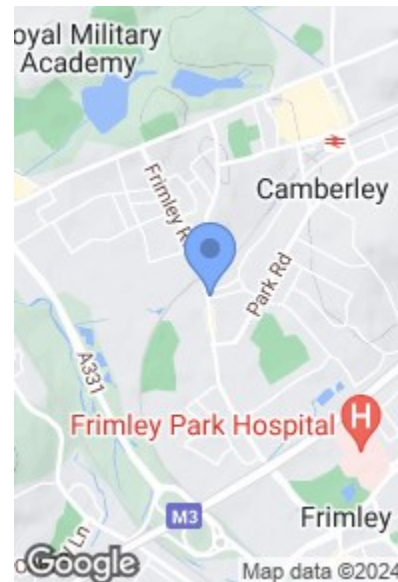




ROAD MAP

HYBRID MAP

TERRAIN MAP

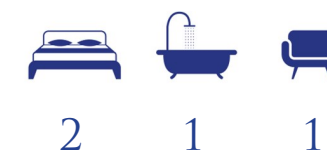


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (81-91)		
B (69-80)		
C (55-68)	71	75
D (39-54)		
E (29-38)		
F (21-28)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



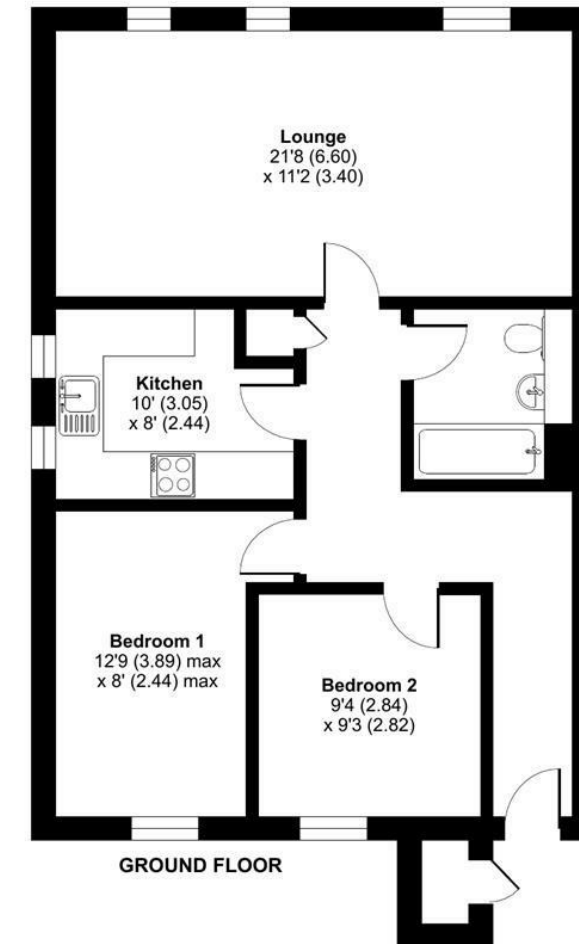




## FLOORPLAN

### Dorcas Court, Watchetts Road, Camberley, GU15

Approximate Area = 715 sq ft / 66.4 sq m  
For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Well Presented Ground Floor Apartment
- Two Double Bedrooms
- One Allocated Parking Space
- Own Front Door
- Close To A Wide Range Of Amenities
- Good Commuter Links
- Close To Frimley Park Hospital

## FULL DETAILS

### Entrance Hallway

Enter via door, airing cupboard and carpet flooring.

### Kitchen

10'0 x 8'0 (3.05m x 2.44m)

Range of base and eye level units, sink, oven, four ring gas hob, extractor fan, washing machine, fridge/freezer and laminate flooring.

### Lounge

21'8 x 11'2 (6.60m x 3.40m)

Boiler and carpet flooring.

### Bedroom One

12'9 x 8'0 (3.89m x 2.44m)

Front aspect double bedroom and carpet flooring.

### Bedroom Two

9'4 x 9'3 (2.84m x 2.82m)

Front aspect double bedroom and carpet flooring.

### Bathroom

Bath with electric power shower, wash hand basin, low level WC, heated towel rail, extractor fan, partly tiled walls and laminate flooring.

### Council Tax

Band C.

### Lease Information

We have been advised by the owner that there is approximately 152 years remaining on the lease. The current service charge is approximately £1230 per annum and the current ground rent is £50 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Knights Property Services. REF: 1081001 

## WATCHETTS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this purpose-built apartment situated close to the Frimley Road, with its great variety of shops. The well presented ground floor property comprising; kitchen, lounge, two double bedrooms and a bathroom. The home, which has its own front door and is being sold with no onward chain complications, is ideally situated for great commuter links, local schooling and Frimley Park Hospital. It comes with one allocated parking space and some outside storage.