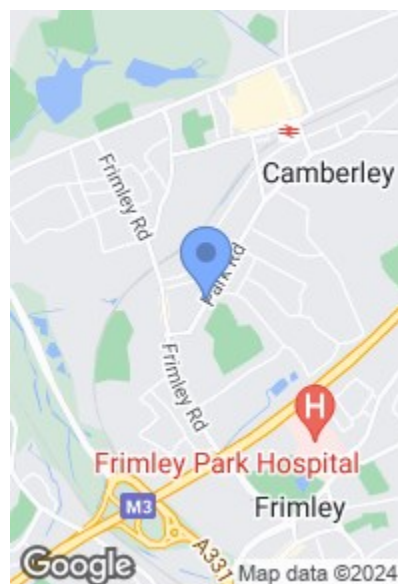
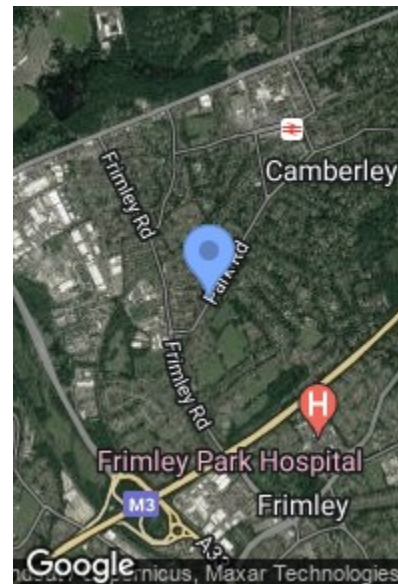


49 PARK ROAD, CAMBERLEY GU15  
OFFERS OVER £250,000

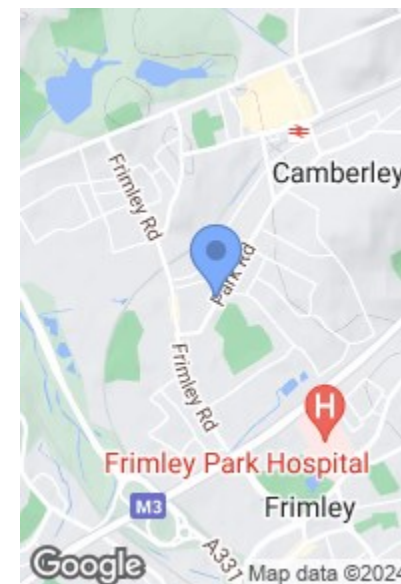
ROAD MAP



HYBRID MAP



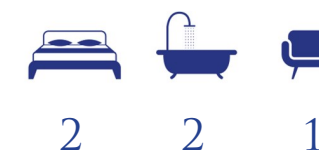
TERRAIN MAP



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[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	81	82

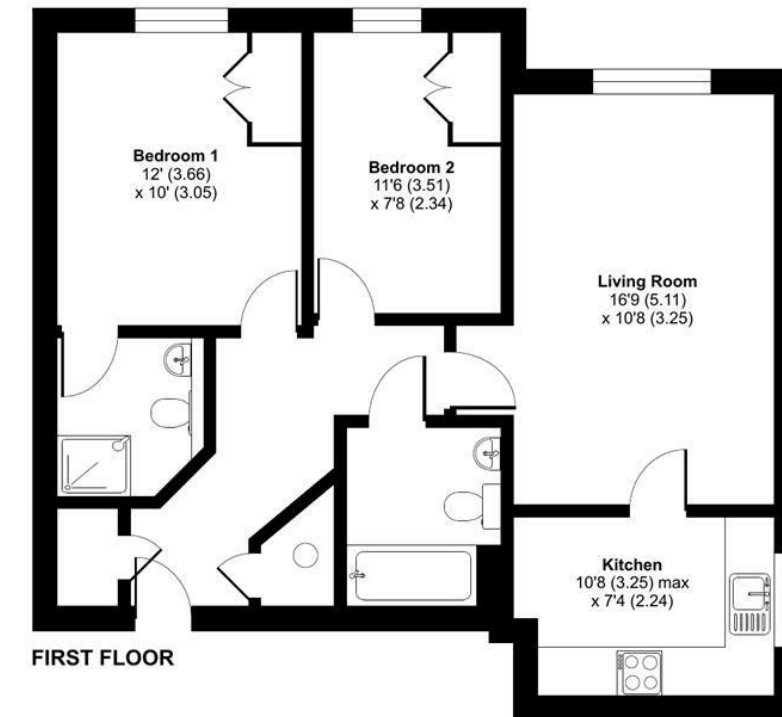




## FLOORPLAN

### Park Road, Camberley, GU15

Approximate Area = 697 sq ft / 64.8 sq m  
For identification only - Not to scale



## MAIN FEATURES

- First Floor Apartment
- Two Double Bedrooms
- Modern Bathroom & En Suite
- One Allocated Parking Space
- Boiler Replaced Two Years Ago (Approx.)
- Communal Garden
- Visitor Parking Spaces
- Walking Distance Of Town Centre
- Good Commuter Links

## FULL DETAILS

### Entrance Hallway

Enter via door, telecom system, two storage cupboards and carpet flooring.

### Living Room

16'9 x 10'8 (5.11m x 3.25m)

Front aspect and carpet flooring. Door leading through to;

### Kitchen

10'8 x 7'4 (3.25m x 2.24m)

Range of base and eye level units, boiler, four ring gas hob, extractor fan, oven, slimline dishwasher, washing machine, fridge, sink, partly tiled walls and tiled flooring. Space for; freezer.

### Bedroom One

12'0 x 10'0 (3.66m x 3.05m)

Front aspect double bedroom, wardrobe and carpet flooring. Door leading through to;

### En Suite

Wash hand basin, vanity mirror, low level WC, shower cubicle, partly tiled walls and tiled flooring.

### Bedroom Two

11'6 x 7'8 (3.51m x 2.34m)

Front aspect double bedroom, wardrobe and carpet flooring.

### Bathroom

Wash hand basin, vanity mirror, low level WC, bath with power shower, heated towel rail, partly tiled walls and tiled flooring.

### Parking

One allocated parking space. Four visitor bays available.

### Council Tax

Band C.

### Additional Information

We have been advised by the owner that the property is share of freehold with a millennial lease. The current maintenance charge is £1336 per annum, there is no ground rent payable. Knights Property Services can not be held liable for any inaccuracy in this 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). © ritchecom 2024. Produced for Knights Property Services. REF: 1103427

## 49 PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*** For sale is this well presented first floor apartment, ideally situated within walking distance of Camberley town centre and Frimley high street. The share of freehold property comprising; living room, kitchen, bathroom and two double bedrooms with an en suite to bedroom one.

The boiler was replaced approximately two years ago. Further benefits include one allocated parking space in addition to visitor spaces and a communal garden. As well as being within close proximity of good commuter links, local parks, shops and GP surgery, the property is also ideally situated for all that Camberley has to offer such as The Square shopping centre, Atrium complex and Places Leisure.