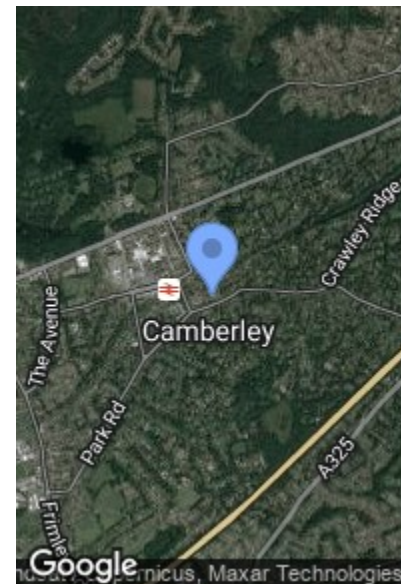


5 UPPER PARK ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £240,000

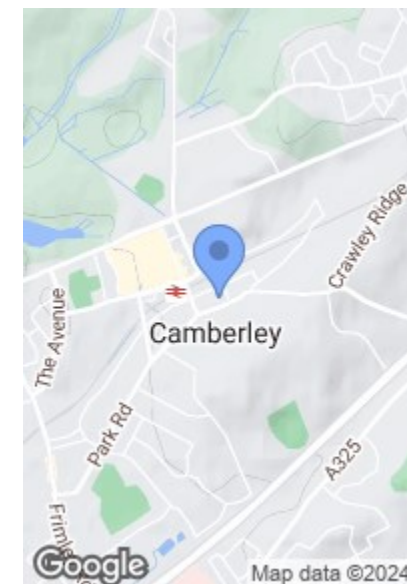
ROAD MAP



HYBRID MAP



TERRAIN MAP

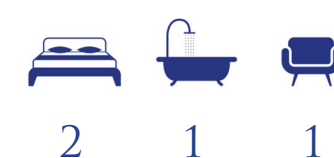


Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating	
Current	Potential
	74
53	

England & Wales EU Directive 2002/91/EC

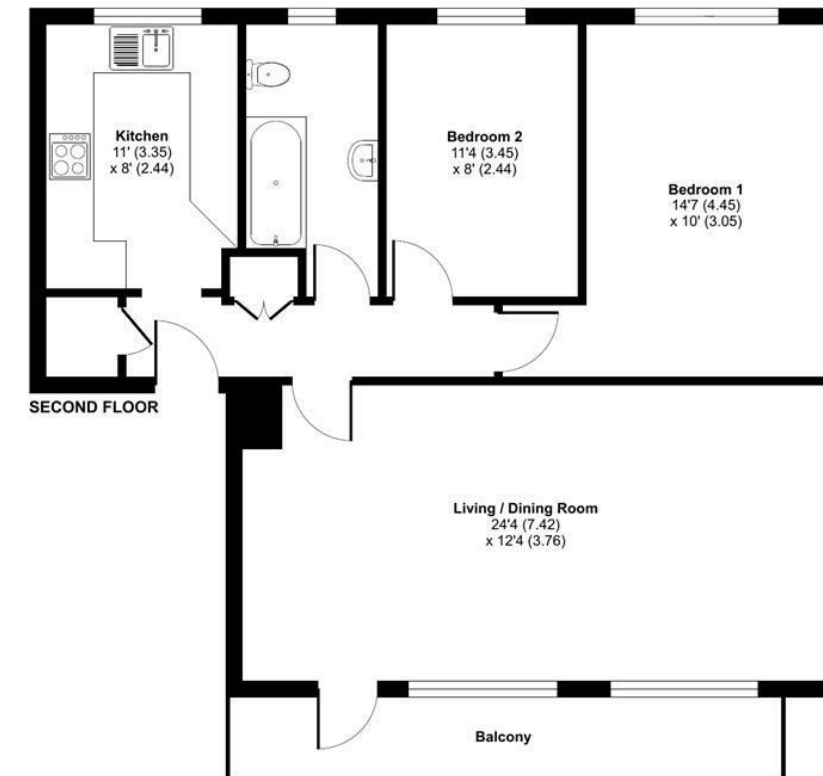
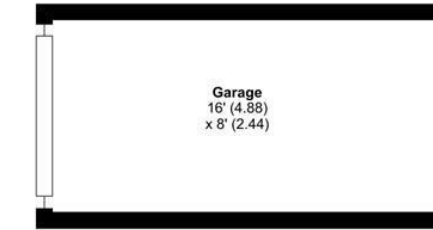




## FLOORPLAN

### Upper Park Road, Camberley, GU15

Approximate Area = 785 sq ft / 72.9 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 913 sq ft / 84.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 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: 1101516

### 5 UPPER PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*** For sale is this well presented second floor apartment, within walking distance of Camberley town centre. The share of freehold property comprising; spacious living/dining room, separate kitchen, two bedrooms and a bathroom. Additional features to note include a balcony, new electric heating and a garage in a block. There is residents parking and well maintained communal grounds. As well as being ideally situated for good commuter links, it is also positioned close to Places Leisure, train station, The Square shopping centre and The Atrium complex.

## MAIN FEATURES

- Share Of Freehold
- Well Presented Second Floor Apartment
- Two Bedrooms
- Spacious Living/Dining Room
- Modern Kitchen
- Garage In A Block
- Balcony
- Walking Distance Of Camberley Town Centre

## FULL DETAILS

### Entrance Hallway

Enter via door and storage cupboard with space for; tumble dryer. Airing cupboard and carpet flooring.

### Living/Dining Room

24'4 x 12'4 (7.42m x 3.76m )

Front aspect, carpet flooring and feature electric fireplace. Door leading to balcony.

### Kitchen

11'0 x 8'0 (3.35m x 2.44m)

Rear aspect, range of base and eye level units, sink, four ring electric hob, extractor fan, oven and space for; fridge/freezer, dishwasher and washing machine. Partly tiled walls and linoleum flooring.

### Bedroom One

14'7 x 10'0 (4.45m x 3.05m)

Rear aspect and carpet flooring.

### Bedroom Two

11'4 x 8'0 (3.45m x 2.44m)

Rear aspect and carpet flooring.

### Bathroom

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

### Garage

16'0 x 8'0 (4.88m x 2.44m)

### 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 £1405 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

### Council Tax

Band C.