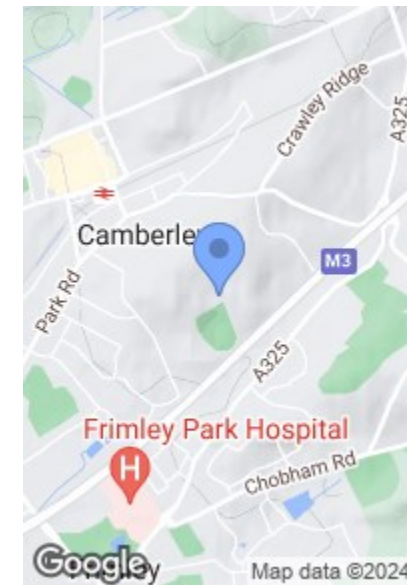
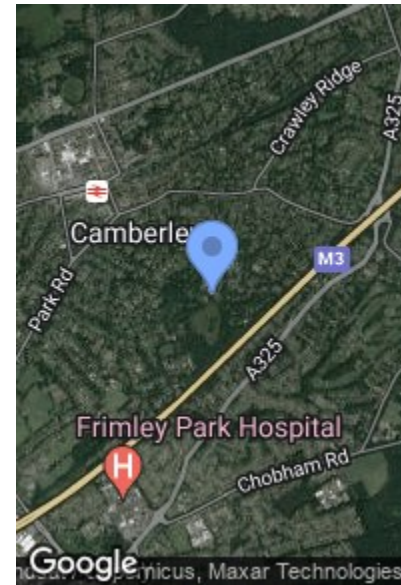




ROAD MAP

HYBRID MAP

TERRAIN MAP

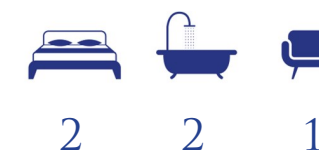


**ST FRANCIS HOUSE, TEKELS PARK, CAMBERLEY GU15**  
**£425,000**

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
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







## MAIN FEATURES

- Share Of Freehold
- Modern Bathroom & En Suite
- Allocated Parking
- Balcony (With Glass Balustrade) Or Private Terrace
- Two Bedrooms
- 10 Year Building Guarantee
- Lift
- Fibre Optic Broadband To All Units

## FULL DETAILS

### Internal Specification

The property is of concrete construction. All walls and floors are constructed with reinforced concrete and as such have enhanced sound and fire performance properties which exceed the building regulation requirements.

### Additional Information

All light switching and power socket outlets are in stainless steel. All properties are served by satellite TV cabling from a roof mounted satellite and fibre optic broadband to all units.

### Additional Information

Video screen door entry system to all apartments. All private external areas (balcony or terraces) have external power outlets. All rooms are served by featured low energy down lighting. All properties are heated with gas fired efficient combi boilers providing heating and hot water.

### Structural Warranty

All properties are covered under the Protek 10 year structural guarantee warranty insurance cover.

### Main Entrance And Common Areas

The lobby provides access to the lift which serves all levels of the building. All apartments are provided with a designated parking space with a car charging port for electric vehicle charging, for power security this is switch controlled from inside each apartment. The apartments all come with balconies or terraces along with full access to the private extensive mature woodland gardens. There are visitor parking spaces provided as well as an internal bicycle store and separate communal bin store.

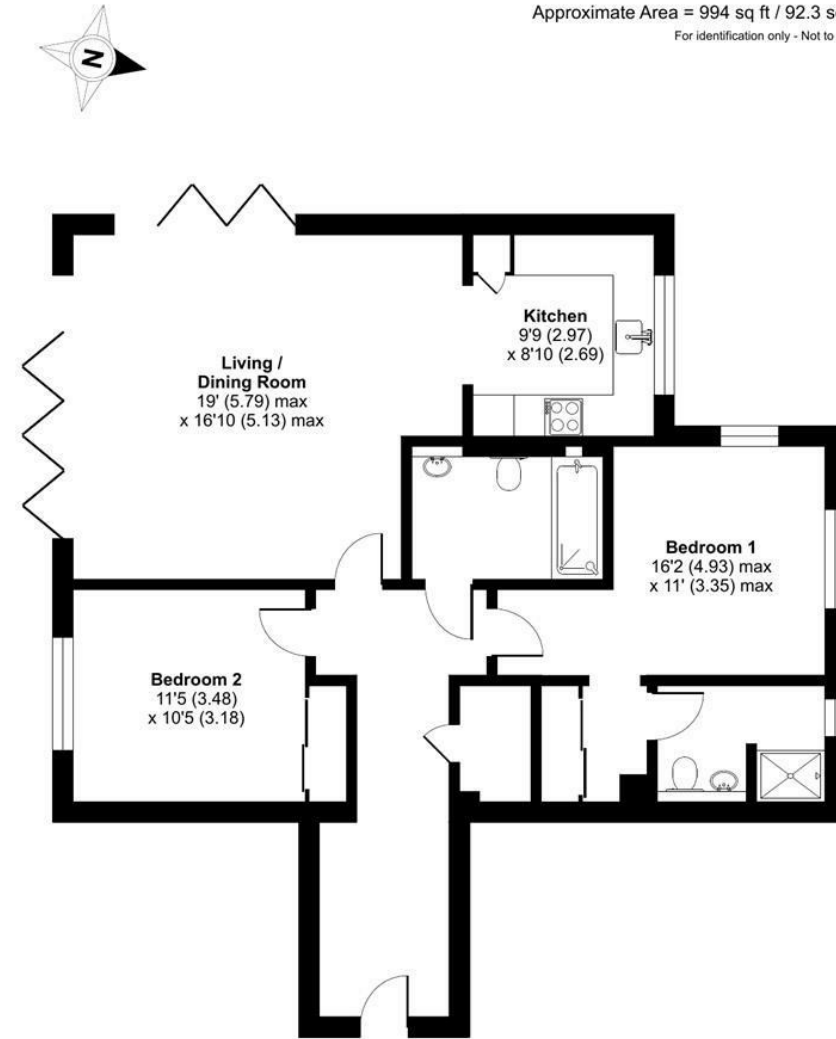
### Further Information

We have been advised by the owner that the current service charge will be approximately £1400 per annum. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN

### Tekels Avenue, Camberley, GU15

Approximate Area = 994 sq ft / 92.3 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Knights Property Services. REF: 924324 

## ST FRANCIS HOUSE, TEKELS PARK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*** For sale are these brand new two bedroom apartments with a large terrace or balcony. Set on a sought-after private road in Camberley, the apartments have been designed with the beautiful leafy suburb setting in mind. The apartments are set within a private complex, fusing an unique blend of natural materials using sustainable wood accents and cool copper tones to create a contemporary yet soft aesthetic. These carefully considered, exclusive living spaces, offer a private terrace or balcony, and each has incorporated extra storage spaces, essential for modern living. The development boasts very large and extensive communal gardens in a woodland setting. It is ideally situated for good access to London via local train stations and the M3/M25. \*Please note the images are of the show apartment.