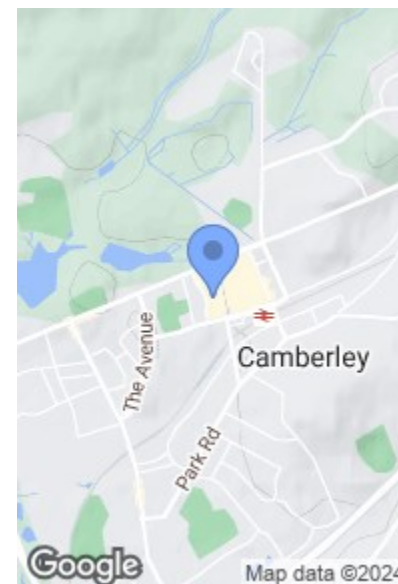
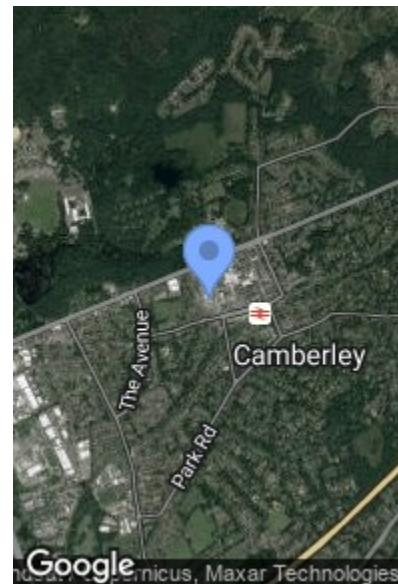
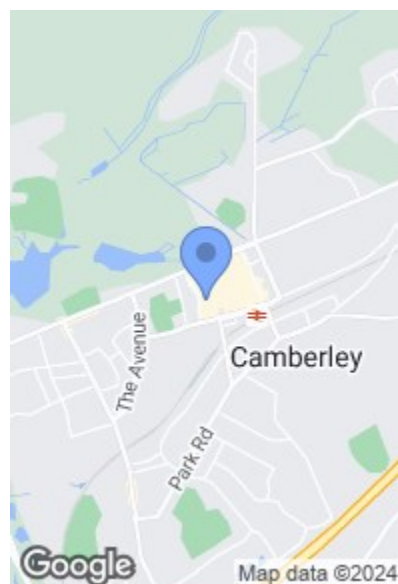




ROAD MAP

HYBRID MAP

TERRAIN MAP



THE COURTYARD, CAMBERLEY GU15
OFFERS IN EXCESS OF £230,000

Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	83	85
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

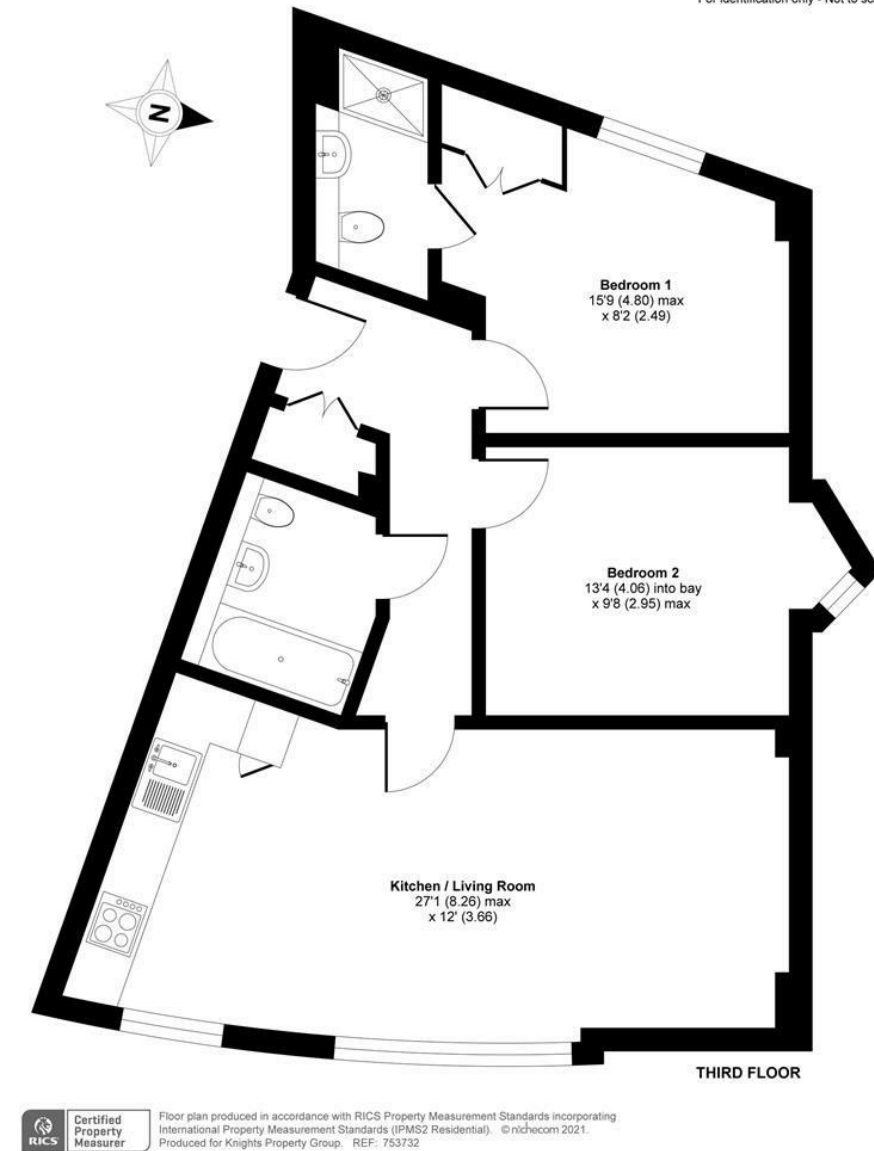




FLOORPLAN

The Courtyard, Southwell Park Road, Camberley, GU15

Approximate Area = 691 sq ft / 64.1 sq m
For identification only - Not to scale



MAIN FEATURES

- No Onward Chain
- Third Floor Apartment
- Two Double Bedrooms
- Town Centre Location
- Allocated Parking
- Modern Bathroom & En Suite
- Modern Kitchen

FULL DETAILS

Entrance Hallway

Enter via door, storage cupboard and laminate flooring.

Kitchen/Living Room

27'1 x 12'0 (8.26m x 3.66m)

Rear aspect and laminate flooring. Kitchen is fitted with a range of base and eye level units, sink, electric hob, oven, extractor fan, fridge/freezer and slimline dishwasher.

Bedroom One

15'9 x 8'2 (4.80m x 2.49m)

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

En Suite

Low level WC, wash hand basin, shower, heated towel rail, vanity mirror, tiled flooring and partly tiled walls.

Bedroom Two

13'4 x 9'8 (4.06m x 2.95m)

Side aspect double bedroom and carpet flooring.

Bathroom

Low level WC, wash hand basin, bath with shower attachment, heated towel rail, vanity mirror, partly tiled walls and tiled flooring.

Council Tax

Band D.

Leasehold Information

We have been advised by the current owner that there is approximately 108 years remaining on the lease. The current ground rent is £300 per annum and the current service charge is approximately £3384 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

THE COURTYARD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** New to the market for sale is this third floor apartment, occupying a town centre position. This well presented property boasts a modern open plan kitchen/living room, bathroom and two double bedrooms with an en suite to bedroom one. One of the standout features of this apartment is the fact that it is being sold with no onward chain. The home also comes with one allocated underground parking space. The location of this apartment is ideal, with easy access to all that Camberley has to offer. From the leisure facilities at Places Leisure to the entertainment options at the Atrium complex, as well as The Square shopping centre and train station.