

ROAD MAP

HYBRID MAP

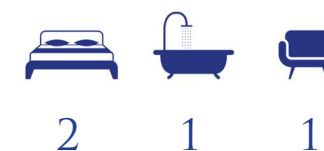


BRANKSOME PARK ROAD, CAMBERLEY GU15
PRICE GUIDE £300,000

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			
A	92-100		
B	81-91		
C	69-80		
D	55-68	65	78
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



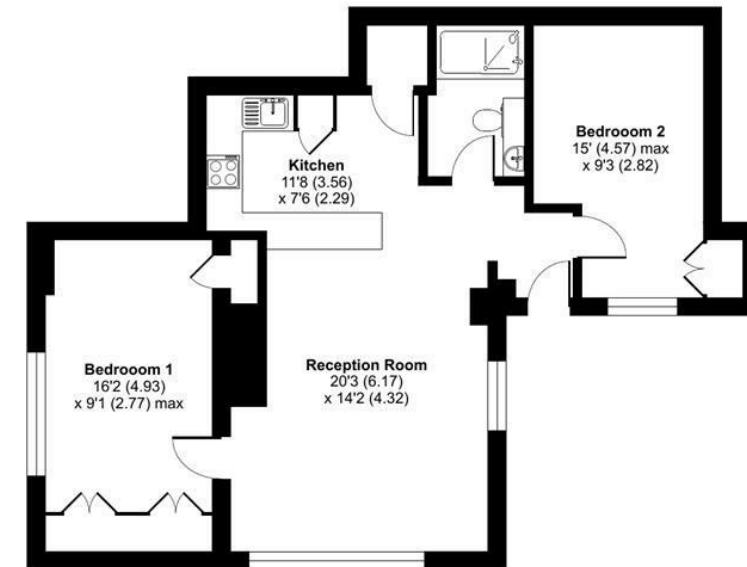


FLOORPLAN

Tudor Hall, Branksome Park Road, Camberley, GU15

Approximate Area = 752 sq ft / 69.9 sq m

For identification only - Not to scale



MAIN FEATURES

- Share Of Freehold
- Ground Floor Apartment
- Characterful Property
- Two Double Bedrooms
- No Onward Chain
- Newly Fitted Bathroom
- Own Entrance
- New Carpet Flooring
- Well Maintained Communal Grounds

FULL DETAILS

Entrance Hallway

Enter via door and wood flooring.

Kitchen

11'8 x 7'6 (3.56m x 2.29m)

Range of base and eye level units, sink, slimline dishwasher, fridge/freezer, four ring gas hob, oven/grill and extractor hood. Partly tiled walls and wood flooring. Utility cupboard with storage and plumbing for washing machine. Leading through to;

Reception Room

20'3 x 14'2 (6.17m x 4.32m)

Dual aspect and wood flooring. Door leading through to;

Bedroom One

16'2 x 9'1 (4.93m x 2.77m)

Side aspect double bedroom, wardrobes, storage cupboard and new carpet flooring.

Bedroom Two

15'0 x 9'3 (4.57m x 2.82m)

Front aspect double bedroom, storage cupboard housing the boiler and new carpet flooring.

Bathroom

Wash hand basin with storage below, low level WC, bath with rainfall shower head and shower attachment, heated towel rail, vanity mirror, partly tiled walls and tiled flooring.

To The Front

Residents parking.

To The Rear

Very well maintained and spacious communal garden.

Council Tax

Band D.

Leasehold Information

We have been advised by the current owner that the property is share of freehold with approximately 97 years remaining on the lease. The current service charge is approximately £150 per month. 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). © ritchecom 2024. Produced for Knights Property Services. REF: 1130658

BRANKSOME PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****SHARE OF FREEHOLD**** ****NO ONWARD CHAIN**** For sale is this ground floor property, along the highly sought-after Branksome Park Road. Tudor Hall offers a wealth of character and charm incorporating high ceilings and stunning features to the windows and main building in addition to very well maintained communal grounds.

The very well presented property, which has the convenience of its own entrance, comprising; reception room, kitchen, two double bedrooms and a newly fitted bathroom. The apartment, which is share of freehold, has also had new carpet flooring.

To the front of the property there is a parking area for residents. Camberley town centre is within close proximity with its array of amenities including Places Leisure, The Atrium complex and The Square shopping centre as well as the property being ideally situated for great commuter links.