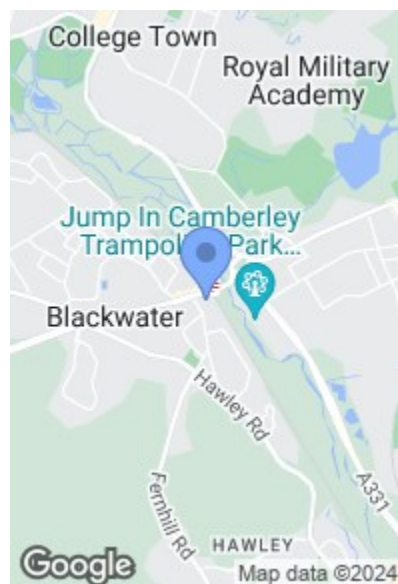


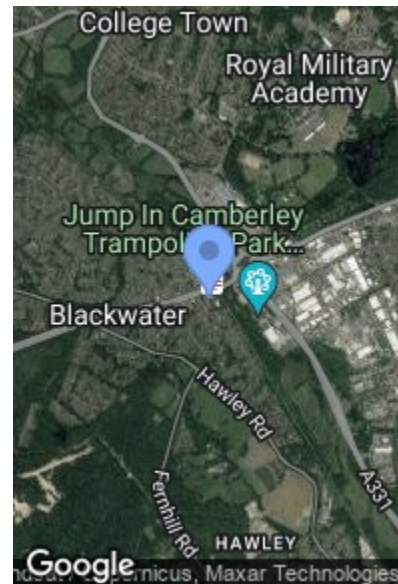


SWAN COURT, TOAD LANE, CAMBERLEY GU17  
£1,050 PCM

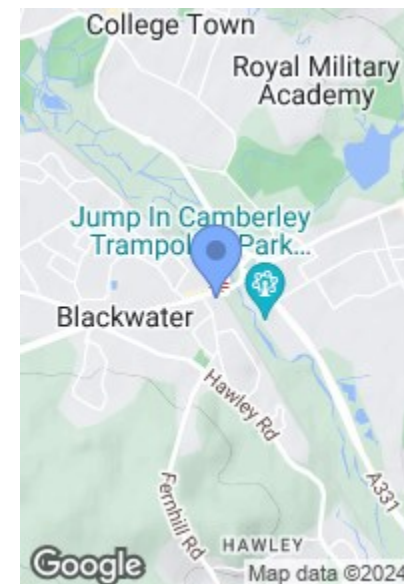
ROAD MAP



HYBRID MAP



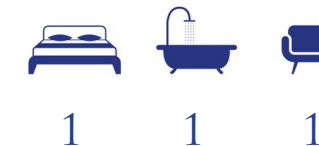
TERRAIN MAP



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
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	70	73
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

SECOND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## SWAN COURT, TOAD LANE, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES **\*\*AVAILABLE 28TH JUNE & UNFURNISHED\*\*** For rent is this second floor apartment, situated close to Blackwater train station. The apartment comprising; one bedroom, bathroom and open plan living/kitchen area. Further benefits include communal grounds and allocated parking. The property offers easy access to the M3 and M25 as well as being close to a large M&S, Tesco and Next. Camberley town centre is within close proximity.

Holding deposit - £242.31

5 weeks deposit - £1211.54

Minimum household income required for referencing - £31,500

## MAIN FEATURES

- Available 28th June
- Unfurnished
- Second Floor Apartment
- One Bedroom
- Communal Grounds
- Modern Kitchen
- Allocated Parking

## FULL DETAILS

### Hall

Enter via door, storage cupboard and laminate flooring.

### Living Area

17'6 x 9'5 (5.33m x 2.87m)

Front aspect and laminate flooring.

### Kitchen Area

9'5 x 6'7 (2.87m x 2.01m)

Range of base and eye level units, sink, four ring electric hob, oven and integrated appliances comprising; fridge/freezer, dishwasher and washing machine. Partly tiled walls and laminate flooring.

### Bedroom

18'9 x 9'1 (5.72m x 2.77m)

Front aspect and carpet flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin, heated towel rail and partly tiled walls.

### Council Tax

Band B.