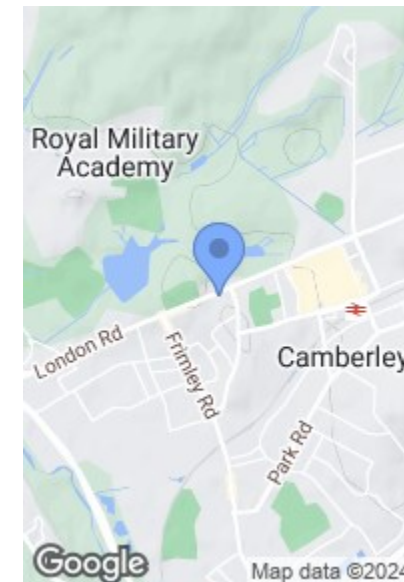
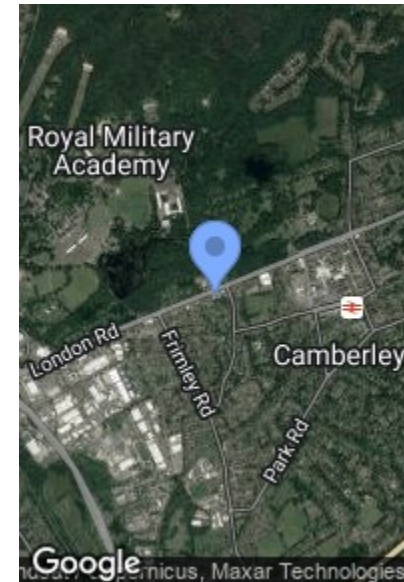


ROAD MAP

HYBRID MAP

TERRAIN MAP



283 LONDON ROAD, CAMBERLEY GU15  
£99,000

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			
A	92-100		
B	81-91		
C	69-80	74	79
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

### GROUND FLOOR



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.  
Made with Metropix 62023

### MAIN FEATURES

- 40% Shared Ownership
- Ground Floor Apartment
- No Onward Chain
- Two Bedrooms
- Bathroom & En Suite
- Communal Grounds
- Patio Space
- Close To Camberley Town Centre
- Open Plan Kitchen/Living Room
- One Allocated Underground Parking Space

### FULL DETAILS

#### Entrance Hallway

Enter via door, intercom system, storage cupboard and carpet flooring.

#### Kitchen/Living Room

Kitchen is fitted with a range of base and eye level units, sink, four ring electric hob, oven, extractor fan, dishwasher, washer/dryer and fridge/freezer. Tiled flooring. Living area has carpet flooring and doors leading to patio space.

#### Master Bedroom

Carpet flooring and door leading through to;

#### En Suite

Shower cubicle, low level WC, wash hand basin with storage and tiled flooring.

#### Bedroom Two

Carpet flooring.

#### Bathroom

Bath with shower attachment, low level WC, wash hand basin, cabinet and tiled flooring.

#### Council Tax

Band D.

#### Leasehold Information

We have been advised by the current owner that there is approximately 82 years left on the lease. The current service charge is £175.55 approximately per month. Knights Property Services can not be held liable for any inaccuracy in this information as we are relying on it from a third party.

#### Shared Ownership

We have been advised by the owner that if you were to buy the 40% share, the rent on the remaining 60% share is approximately £741.29 per month.

## 283 LONDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*SHARED OWNERSHIP - 40% SHARE\*\*** For sale is this very well presented ground floor apartment, which is ideally located within a short distance of both Camberley and Blackwater train stations as well as Camberley town centre and all of its amenities such as The Square shopping centre, Atrium complex and Places Leisure. The property, which is being sold with no onward chain, comprising; open plan kitchen/living room, bathroom and two bedrooms with an en suite to the master bedroom. Further benefits include one allocated underground parking space and a patio area.