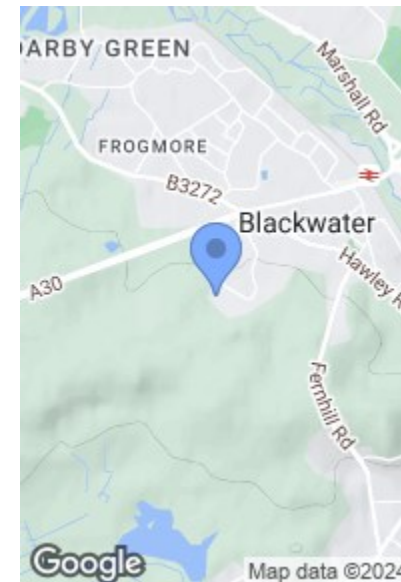
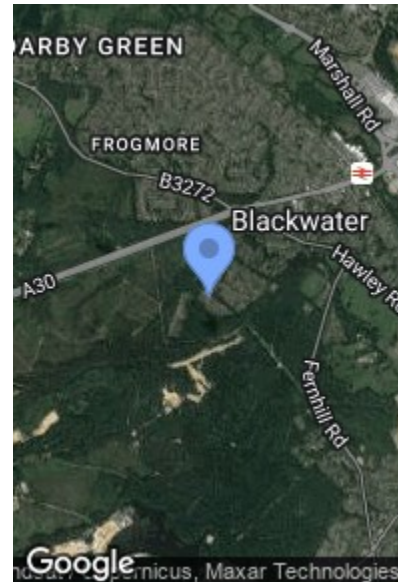




ROAD MAP

HYBRID MAP

TERRAIN MAP

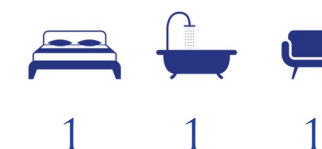


QUEENSBURY PLACE, BLACKWATER, CAMBERLEY GU17  
£1,250 PCM

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   | 91-95 |                         | 94        |
| B   | 81-90 |                         |           |
| C   | 69-80 |                         |           |
| D   | 55-68 | 57                      |           |
| E   | 39-54 |                         |           |
| F   | 21-38 |                         |           |
| G   | 1-20  |                         |           |
| Not energy efficient - higher running costs |       |                         |           |
| England & Wales                             |       | EU Directive 2002/91/EC |           |

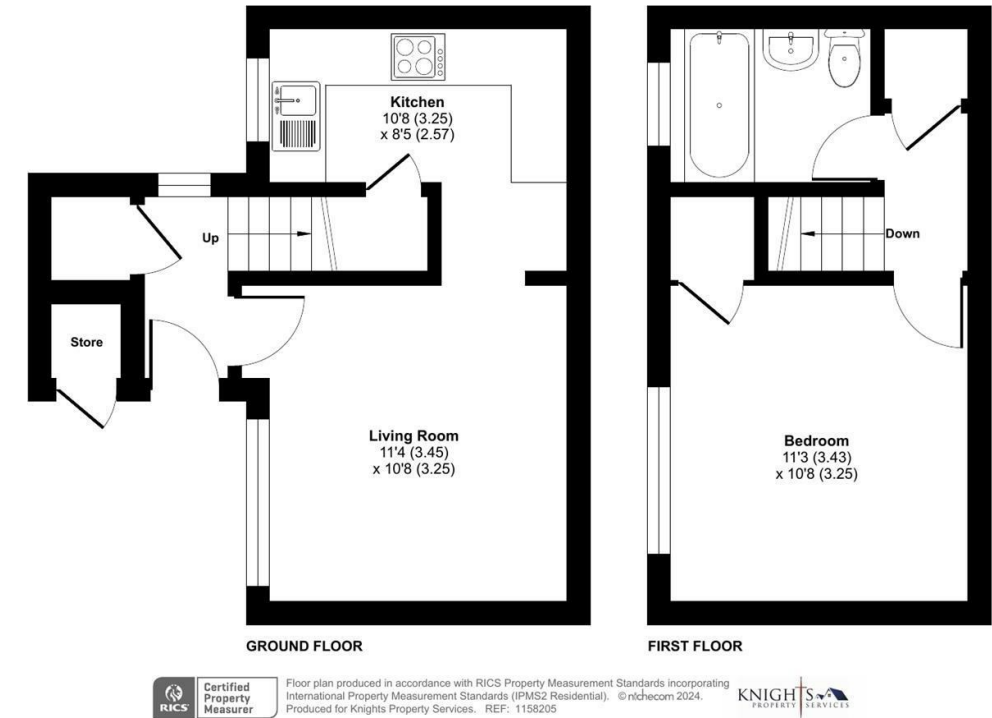




## FLOORPLAN

### Queensbury Place, Blackwater, Camberley, GU17

Approximate Area = 477 sq ft / 44.3 sq m  
 Outbuilding = 7 sq ft / 0.6 sq m  
 Total = 484 sq ft / 44.9 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Available End Of August
- Unfurnished/Part Furnished
- One Double Bedroom House
- Close To Yateley Common
- Very Well Presented
- Two Allocated Parking Spaces
- Front Garden

## FULL DETAILS

### Entrance Hallway

Enter via door, cupboard, laminate flooring and stairs leading to the first floor.

### To The Front

Mainly laid to lawn with path leading to the door. Access to the store.

### Council Tax

Band C.

### Living Room

11'4 x 10'8 (3.45m x 3.25m)

Front aspect and laminate flooring.

### Kitchen

10'8 x 8'5 (3.25m x 2.57m)

Range of base and eye level units, four ring induction hob, extractor fan, oven, washing machine, fridge, freezer, sink, partly tiled walls and tiled flooring.

### First Floor Landing

Cupboard and new carpet flooring.

### Bedroom

11'3 x 10'8 (3.43m x 3.25m)

Double bedroom, cupboard and new carpet flooring.

### Bathroom

Bath with shower, low level WC, wash hand basin with storage below, partly tiled walls and tiled flooring.

## QUEENSBURY PLACE, BLACKWATER, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES \*\*AVAILABLE END OF AUGUST AND UNFURNISHED/PART FURNISHED\*\* New to the market for rent is this one bedroom house on the Hawley Hill development. The very well presented property comprising; living room, kitchen, bathroom and one large double bedroom. As well as allocated parking for two cars, there is also a good-size front garden. The home is situated for good commuter links, as well as being close to The Meadows Shopping Centre.

Holding deposit - £288.46

5 weeks deposit - £1442.31

Minimum household income required for referencing - £37,500