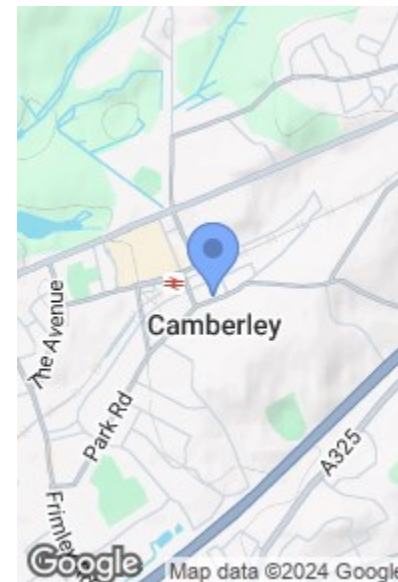
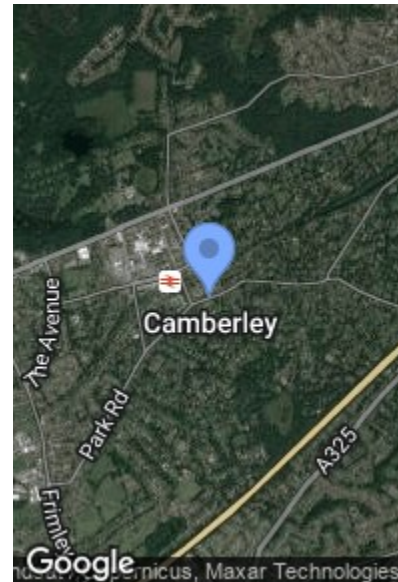


ROAD MAP

HYBRID MAP

TERRAIN MAP

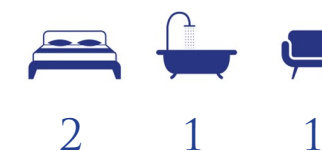


3 UPPER PARK ROAD, CAMBERLEY GU15  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	74	78





## FLOORPLAN

### Lansdowne Court, Upper Park Road, Camberley, GU15

Approximate Area = 824 sq ft / 76.5 sq m  
For identification only - Not to scale

### MAIN FEATURES

- No Onward Chain
- Share Of Freehold
- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge
- Balcony
- Tenants In Situ
- Garage
- Walking Distance Of Local Amenities
- Good Commuter Links

### FULL DETAILS

#### Entrance Hallway

Enter via door, storage cupboards and carpet flooring.

#### Lounge

25'4 x 12'4 (7.72m x 3.76m)

Electric feature fireplace, carpet flooring and door leading to the balcony.

#### Kitchen

10'8 x 8'2 (3.25m x 2.49m)

Range of base and eye level units, sink, oven, four ring induction hob, extractor fan, dishwasher and space for; washer/dryer and fridge/freezer. Linoleum flooring and partly tiled walls.

#### Bedroom One

14'3 x 13'4 (4.34m x 4.06m)

Double bedroom and carpet flooring.

#### Bedroom Two

10'8 x 7'8 (3.25m x 2.34m)

Double bedroom and carpet flooring.

#### Bathroom

Shower cubicle, bath, wash hand basin, low level

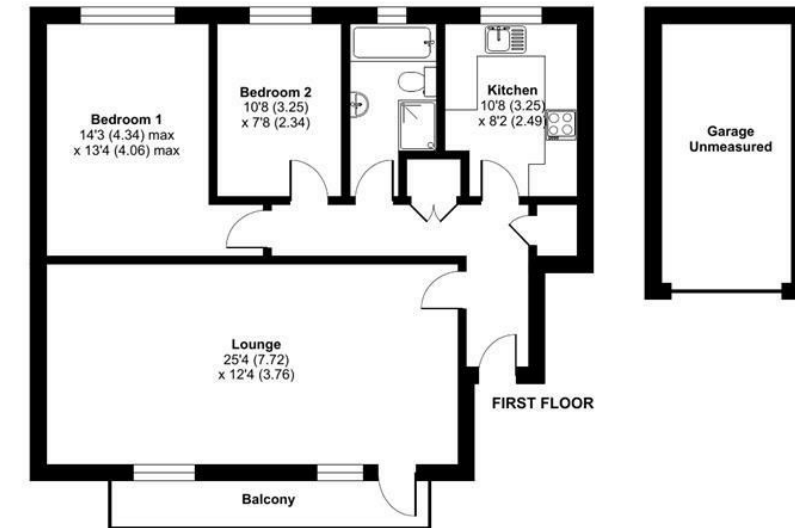
WC, vanity mirror with storage, heated towel rail, linoleum flooring and tiled walls.

#### Additional Information

We have been advised by the owner that the property is share of freehold with over 900 years left on the lease. The current service charge is approximately £1705 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

#### Council Tax

Band C.



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. KNIGHTS PROPERTY SERVICES  
Produced for Knights Property Services. REF: 1163913

### 3 UPPER PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*NO ONWARD CHAIN\*\*TENANTS IN SITU\*\***  
New to the market for sale is this well presented first floor apartment, within walking distance of Camberley town centre. The share of freehold property comprising; lounge leading through to the balcony, kitchen, two double bedrooms and a bathroom. There is residents parking and well maintained communal grounds. The apartment comes with a garage. The property, which is being sold with no onward chain, is ideally positioned for good commuter links, as well as being close to the train station, Atrium complex, The Square shopping centre and Places Leisure.