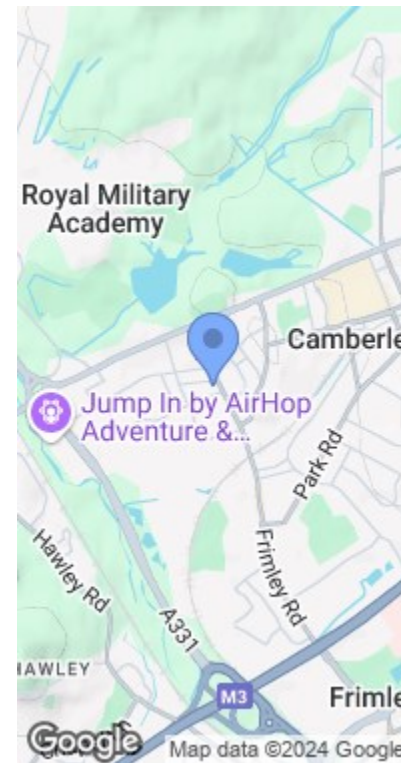
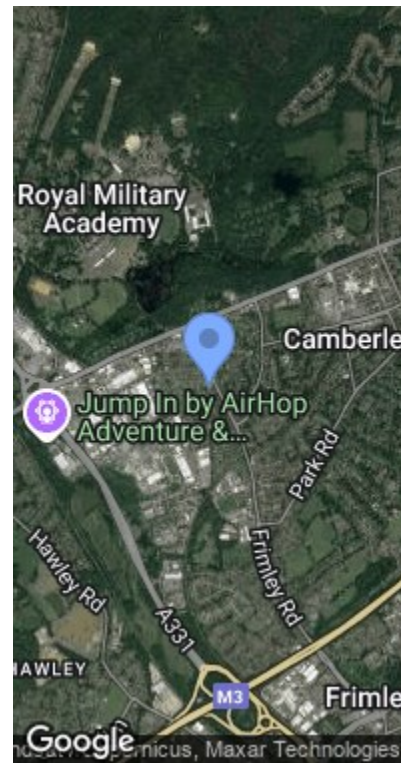




ROAD MAP

HYBRID MAP

TERRAIN MAP

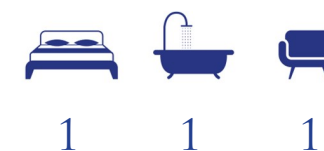


OAKFIELDS, ALEXANDRA AVENUE, CAMBERLEY GU15  
OFFERS OVER £155,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	72	77
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	

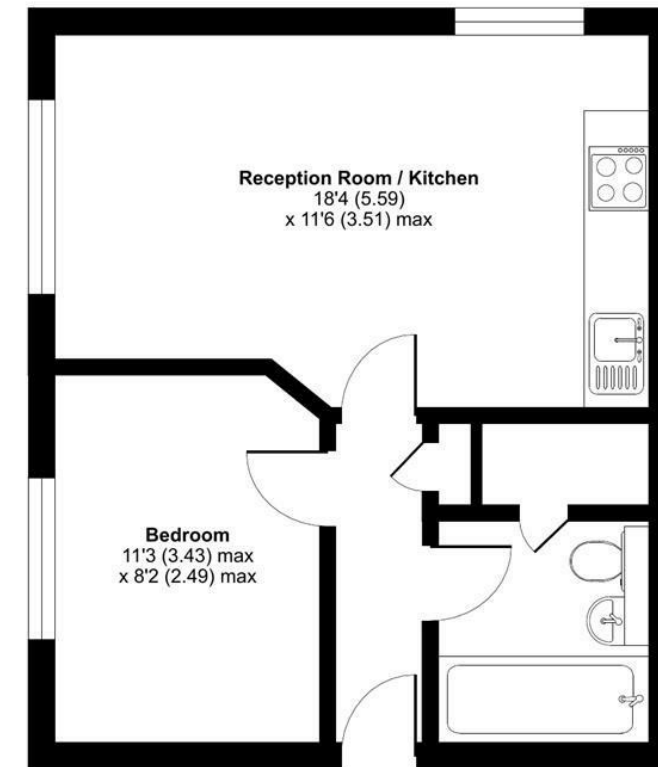




## FLOORPLAN

### Alexandra Avenue, GU15

Approximate Area = 400 sq ft / 37.2 sq m  
For identification only - Not to scale



SECOND FLOOR

### MAIN FEATURES

- Top Floor Apartment
- Modern Kitchen & Bathroom Suite
- One Double Bedroom
- One Allocated Parking Space With Extra Visitor Bays
- Low Service & Maintenance Charges
- Excellently Presented
- Loft Storage Space

### FULL DETAILS

#### Entrance Hallway

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

#### Reception Room/Kitchen

18'4 x 11'6 (5.59m x 3.51m)

Fitted with a range of base and eye level units, four ring electric hob, extractor fan, oven, sink and partly tiled walls. Linoleum flooring and space for; washing machine and fridge/freezer. Reception room has carpet flooring.

#### Bedroom

11'3 x 8'2 (3.43m x 2.49m)

Double bedroom and carpet flooring.

#### Bathroom

Wash hand basin, bath with power shower, low level WC, heated towel rail, vanity mirror, tiled walls and tiled flooring. Storage cupboard and access to partially boarded loft with ladder.

#### Leasehold Information

We have been advised by the current owner that there is approximately 91 years remaining on the lease. The current ground rent is £120 per annum

and the current service charge is approximately £1260 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

#### Parking

One allocated parking space.

#### Council Tax

Band B.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Knights Property Services. REF: 1163911 

### OAKFIELDS, ALEXANDRA AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this one bedroom apartment which is excellently presented throughout. Ideal for first time buyers and investment buyers alike. The property comprising; modern kitchen/reception room, larger than average bedroom and modern bathroom. It is within easy reach of Camberley town centre, the M3 and Frimley Park Hospital. Further benefits include double glazing and gas central heating. The property also has loft storage, one allocated parking space and communal parking.