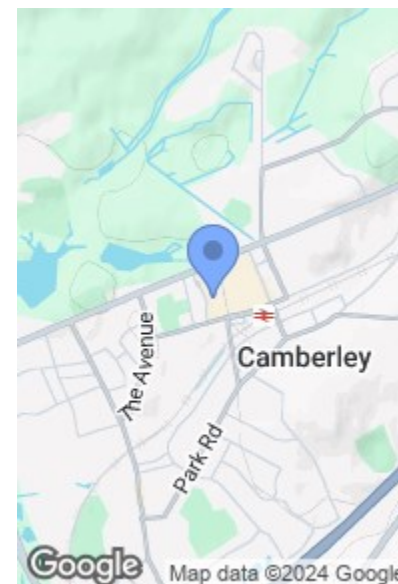
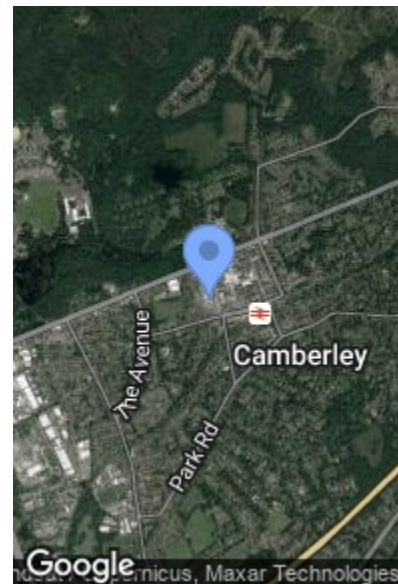
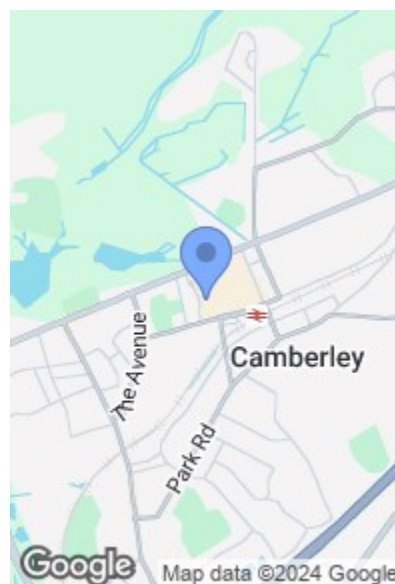


ROAD MAP

HYBRID MAP

TERRAIN MAP



THE COURTYARD, CAMBERLEY GU15  
OFFERS OVER £300,000

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 (91-100)		
B (81-90)		
C (69-80)	79	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	



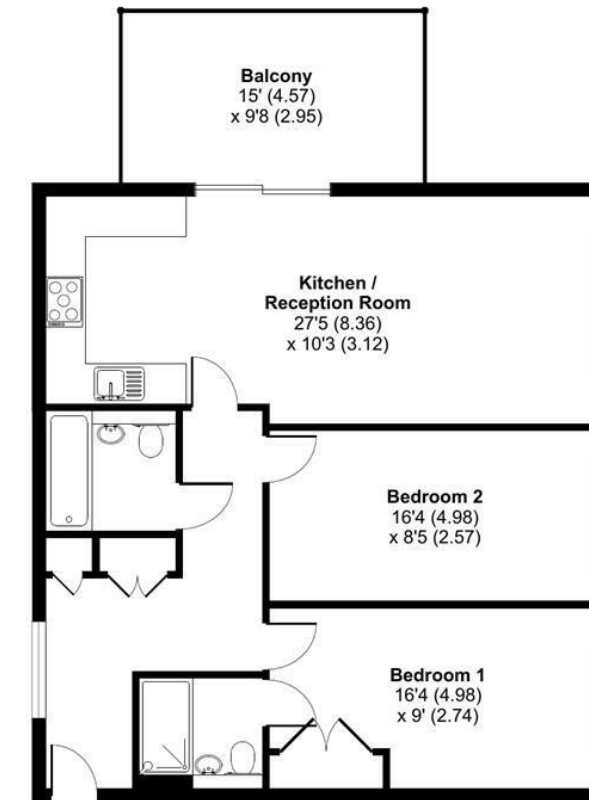




## FLOORPLAN

### The Courtyard, Southwell Park Road, Camberley, GU15

Approximate Area = 811 sq ft / 75.3 sq m  
For identification only - Not to scale



SIXTH FLOOR



## MAIN FEATURES

- No Onward Chain
- Sixth Floor Apartment
- Two Double Bedrooms
- En Suite & Bathroom
- Town Centre Location
- Gated Underground Parking For One Car
- Balcony
- Electric Underfloor Heating

## FULL DETAILS

### Entrance Hallway

Enter via door, laminate flooring and storage with space for; washing machine and tumble dryer.

### Bedroom One

16'4 x 9'0 (4.98m x 2.74m )

Double bedroom, wardrobe, carpet flooring and door leading through to;

### En Suite

Shower cubicle, wash hand basin, low level WC, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

### Bedroom Two

16'4 x 8'5 (4.98m x 2.57m )

Double bedroom and carpet flooring.

### Bathroom

Bath with power shower, low level WC, wash hand basin, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

### Kitchen/Reception Room

27'5 x 10'3 (8.36m x 3.12m )

Laminate flooring. Kitchen is fitted with a range of

base and eye level units, sink, microwave, oven, electric hob, dishwasher and fridge/freezer. Sliding door leading to the;

### Balcony

15'0 x 9'8 (4.57m x 2.95m )

### Council Tax

Band D.

### Leasehold Information

We have been advised that there is approximately 132 years left on the lease. We have also been advised that the current ground rent is approximately £300 per annum and the current maintenance charge is approximately £3024 per annum. Whilst every attempt has been made to ensure this information is accurate, Knights Property Services can not be held liable for any inaccuracy in this information as we are relying on it from a third party.

## THE COURTYARD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this well presented sixth floor apartment, within the heart of Camberley town centre. The property comprising; two double bedrooms with an en suite to bedroom one, bathroom and an open plan kitchen/reception room. A key feature to note is the good-size balcony, which is accessed from the kitchen/reception room. The property also comes with allocated parking for one car in the gated underground car park. Camberley has a range of amenities including The Square shopping centre, Atrium complex, train station and Places Leisure to name a few.