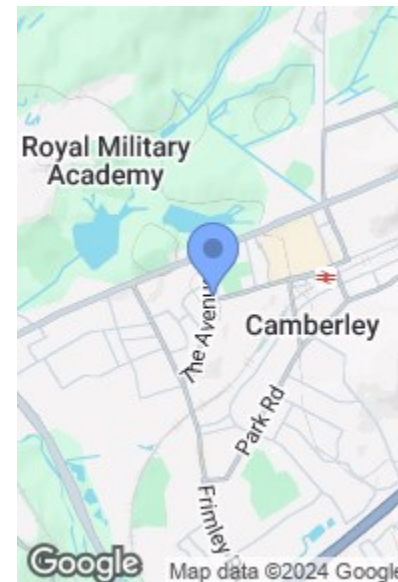
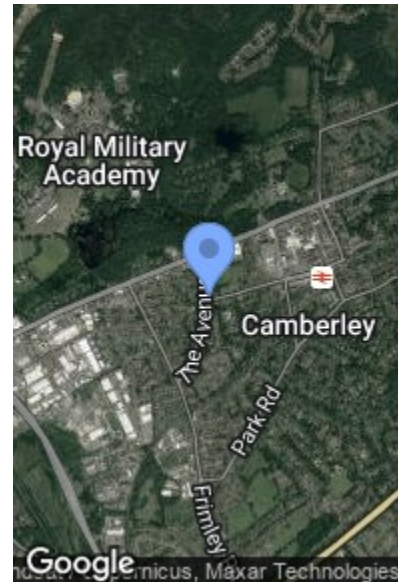
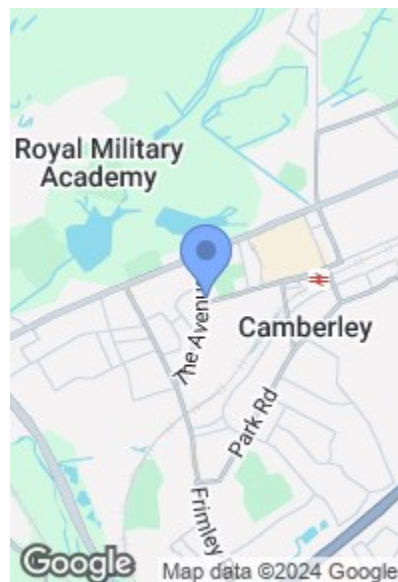


**SOUTHWELL PARK ROAD, CAMBERLEY GU15**  
**OFFERS OVER £240,000**

ROAD MAP

HYBRID MAP

TERRAIN MAP



Camberley 01276 539111  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	79	80
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	





## MAIN FEATURES

- Town Centre Location
- Two Double Bedrooms
- Fobbed Entry System
- Estimated Monthly Rental Of £1450/£1500 PCM
- Modern Kitchen
- Underground Parking
- Bathroom & En Suite
- Lift Access

## FULL DETAILS

### Communal Entrance

Enter via communal door, stairs leading to all floors and access to the lift.

### Entrance Hallway

Enter via door, access to storage cupboard housing water tank and space for; washing machine and dryer. Laminate flooring.

### Kitchen/Dining/Reception Room

22'9 x 10'9 (6.93m x 3.28m)

UPVC double glazed door leading out to balcony, various power points, underfloor heating and laminate flooring. Kitchen area is fitted with a range of base and eye level units, roll edge work surfaces, sink and integrated appliances comprising; dishwasher, four ring electric hob, oven and extractor hood.

### Bedroom One

16'0 x 9'2 (4.88m x 2.79m)

Double bedroom, UPVC double glazed window, fitted wardrobe with hanging space, carpet flooring, underfloor heating and door leading through to;

### En Suite

Low level WC, wash hand basin, double shower cubicle, vanity mirror, heated towel rail and tiled flooring.

### Bedroom Two

16'6 x 8'7 (5.03m x 2.62m)

Double bedroom, UPVC double glazed window, carpet flooring and underfloor heating.

### Bathroom

Low level WC, wash hand basin, panel enclosed bath with shower, vanity mirror and heated towel rail.

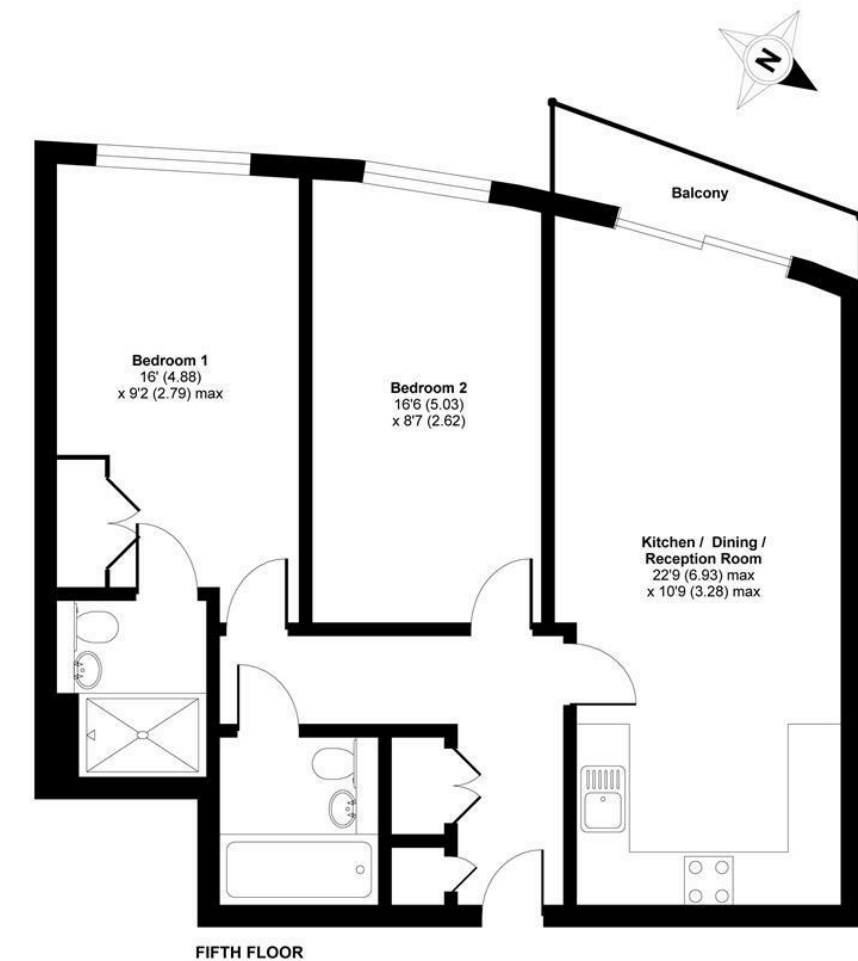
### Leasehold Information

We have been advised that there is approximately 108 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 £2930 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.

## FLOORPLAN

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

APPROX. GROSS INTERNAL FLOOR AREA 749 SQ FT 69.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## SOUTHWELL PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Occupying a town centre position, is this excellently presented top floor executive apartment. The property comprising; two double bedrooms with an en suite to bedroom one, bathroom and an open plan kitchen/dining/reception room leading through to the balcony. 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.