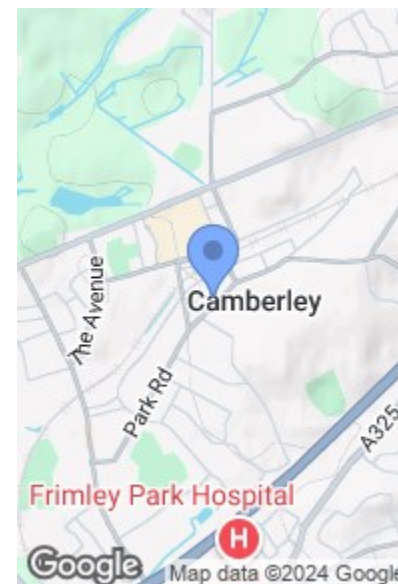
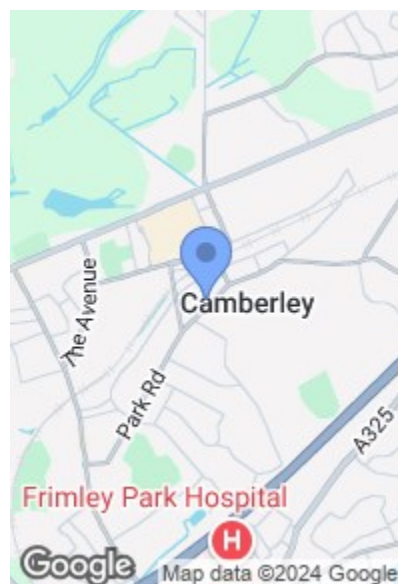


**COURT GARDENS, CAMBERLEY GU15**  
**OFFERS IN EXCESS OF £300,000**

ROAD MAP

HYBRID MAP

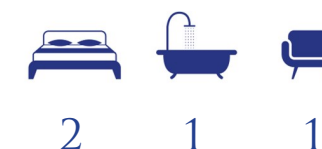
TERRAIN MAP



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)	74	76
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

### Court Gardens, Camberley, GU15

Approximate Area = 858 sq ft / 79.7 sq m  
 Garage = 118 sq ft / 10.9 sq m  
 Total = 976 sq ft / 90.6 sq m  
 For identification only - Not to scale



### MAIN FEATURES

- No Onward Chain
- Share Of Freehold
- Two Double Bedrooms
- Extremely Well Presented
- Modern Kitchen & Bathroom
- Good Commuter Links
- Garage In A Block
- Walking Distance Of Camberley Town Centre

### FULL DETAILS

#### Entrance Hallway

Enter via door and laminate flooring.

#### Kitchen

10'0 x 9'0 (3.05m x 2.74m)

Range of base and eye level units, sink, four ring gas hob, double oven/grill, extractor fan, fridge/freezer, dishwasher and washing machine. Tiled flooring.

#### Lounge

24'7 x 12'5 (7.49m x 3.78m)

Rear aspect and laminate flooring.

#### Bedroom One

13'0 x 11'5 (3.96m x 3.48m)

Double bedroom, storage and carpet flooring.

#### Bedroom Two

10'0 x 10'0 (3.05m x 3.05m)

Double bedroom, storage and carpet flooring.

#### Bathroom

Wash hand basin with storage, low level WC, bath with shower attachment, shower cubicle, heated towel rail, tiled walls and tiled flooring with underfloor heating.

#### Garage

16'0 x 8'0 (4.88m x 2.44m)

#### Leasehold Information

We have been advised by the current owner that there is approximately 134 years remaining on the lease. The property is share of freehold and the current maintenance charge is approximately £1425 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

#### Council Tax

Band D.

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: 1169022

### COURT GARDENS, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN & SHARE OF FREEHOLD\*\*** New to the market for sale with no onward chain is this extremely well presented top floor apartment. This spacious share of freehold property comprising; lounge, kitchen, four piece bathroom and two double bedrooms. The property also comes with a garage in a block. Within walking distance is Camberley town centre with its array of amenities from The Square shopping centre, Atrium complex, train station and Places Leisure. The property is ideally situated for great commuter links. This would make a great purchase for a first time buyer or investor.