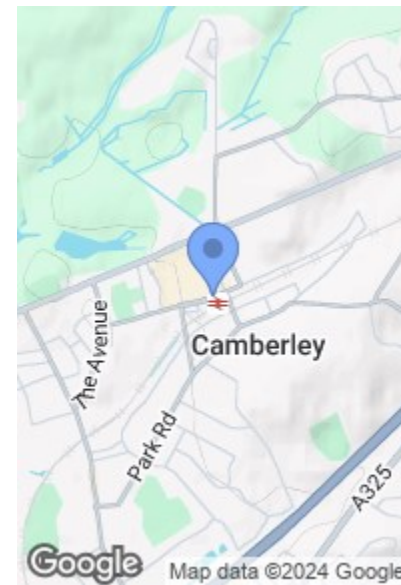
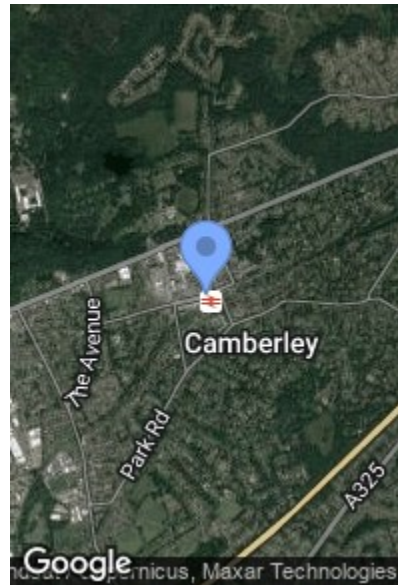
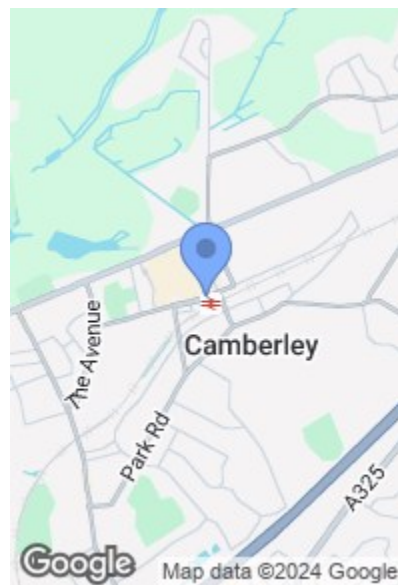


ROAD MAP

HYBRID MAP

TERRAIN MAP

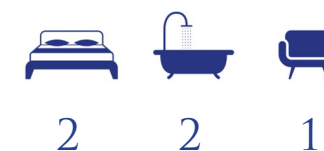


ASHWOOD HOUSE, CAMBERLEY GU15
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)	75	75
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

Pembroke Broadway, Camberley, GU15

Approximate Area = 669 sq ft / 62.2 sq m
For identification only - Not to scale



MAIN FEATURES

- Fourth Floor Apartment
- Two Double Bedrooms
- En Suite & Bathroom
- Luxury Finishes
- One Allocated Parking Space
- Town Centre Location
- Extremely Well Presented
- Communal Business Lounge, Cinema & Gym

FULL DETAILS

Entrance Hallway

Enter via door and storage cupboard with space for; washing machine and tumble dryer. Laminate flooring.

Kitchen/Reception/Dining Room

23'5 x 10'5 (7.14m x 3.18m)

Open plan and laminate flooring. Kitchen is fitted with a range of base and eye level units, granite work surfaces, sink, oven, four ring induction hob, dishwasher, fridge/freezer and partly tiled walls.

Bedroom One

15'5 x 8'8 (4.70m x 2.64m)

Rear aspect double bedroom, built-in wardrobes, carpet flooring and door leading through to;

En Suite

Large shower cubicle with rainfall shower head and additional shower attachment, wash hand basin, low level WC, storage, heated towel rail, tiled flooring and partly tiled walls.

Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)

Rear aspect double bedroom and carpet flooring.

Bathroom

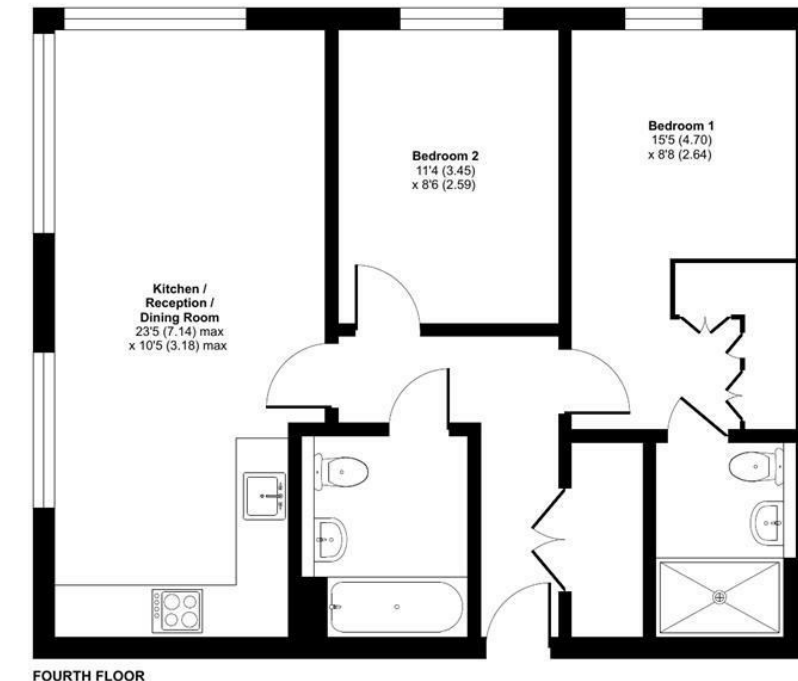
Bath with shower attachment, low level WC, wash hand basin, storage, heated towel rail, tiled flooring and partly tiled walls.

Council Tax

Band C.

Leasehold Information

We have been advised by the owner that there is approximately 141 years left on the lease. The current maintenance charge is approximately £2250 per annum and the current ground rent is approximately £250 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Knights Property Services. REF: 1174688

ASHWOOD HOUSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this extremely well presented two bedroom luxury apartment. The fourth floor apartment comprising; open plan kitchen/reception/dining room, bathroom and two double bedrooms with an en suite to bedroom one. Additional features to note include one allocated parking space and a personal storage cupboard by the communal area. There is also an added bonus of having access to the communal business lounge, alongside the cinema and gym. Being town centre position, the property boasts fantastic commuter links and is within walking distance of a wide range of amenities such as The Square shopping centre, Places Leisure, train station and the Atrium complex.