

SULLIVAN ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £270,000

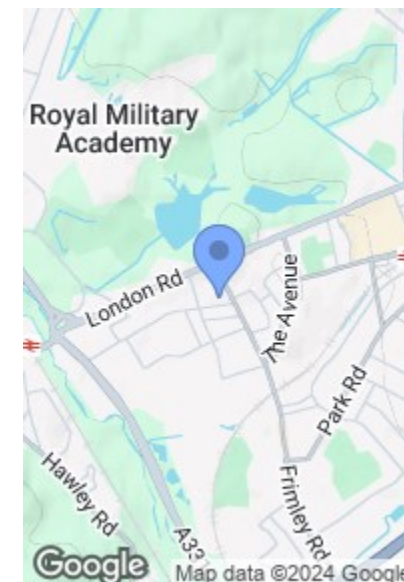
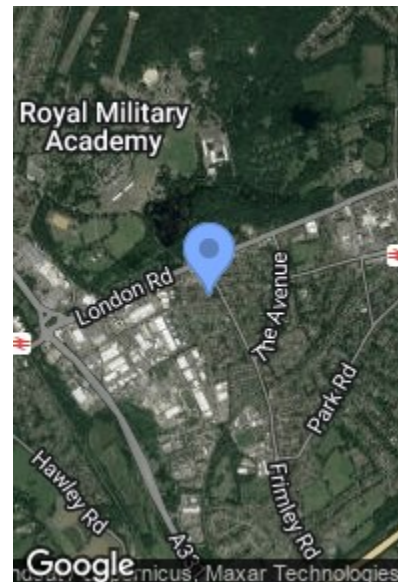
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ROAD MAP

HYBRID MAP

TERRAIN MAP



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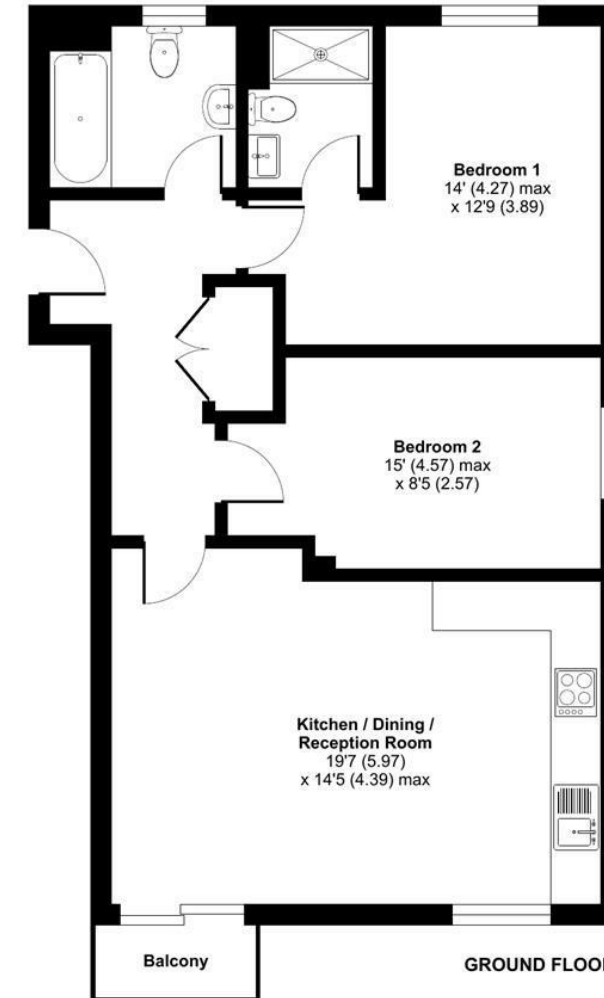


FLOORPLAN

Sullivan Road, Camberley, GU15

Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



MAIN FEATURES

- Ground Floor Ex Show Home
- Two Double Bedrooms
- Bathroom & En Suite
- Kitchen Refitted Two Years Ago Approx.
- Ventilation/Heat Recovery System Installed
- Allocated Parking
- Good Commuter Links
- Close To Local Amenities
- Very Well Presented

FULL DETAILS

Entrance Hallway

Enter via door, storage cupboard and laminate flooring.

Kitchen/Dining/Reception Room

19'7 x 14'5 (5.97m x 4.39m)

Kitchen is fitted with a range of base and eye level units, sink with filtered water tap, four ring electric hob, extractor fan, oven, dishwasher, washing machine and fridge/freezer. Laminate flooring and door leading to;

Balcony

Laid to decking.

Bedroom One

14'0 x 12'9 (4.27m x 3.89m)

Double bedroom, laminate flooring and door leading through to;

En Suite

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

Bedroom Two

15'0 x 8'5 (4.57m x 2.57m)

Double bedroom and laminate flooring.

Bathroom

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

Parking

One allocated parking space.

Leasehold Information

We have been advised by the owner that there is approximately 116 years remaining on the lease. The current ground rent is approximately £348 per annum and the current service charge is approximately £203.57 per month. Knights Property Services can not be held liable for any inaccuracy in this 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). © ricscom 2024. Produced for Knights Property Services. REF: 1178431



SULLIVAN ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Situated within the gated Burlington Mansions is this luxurious purpose-built ground floor apartment for sale. This very well presented property was the ex show home. The home comprising; open plan kitchen/dining/reception room leading on to the balcony, bathroom and two double bedrooms with an en suite to bedroom one. The kitchen was replaced approximately two years ago. The property further boasts allocated parking for one car. Frimley Road has a selection of local shops, all within walking distance, as well as the property being ideally positioned for The Meadows shopping centre, Places Leisure and Camberley town centre. A viewing is highly recommended to appreciate everything that this property has to offer.