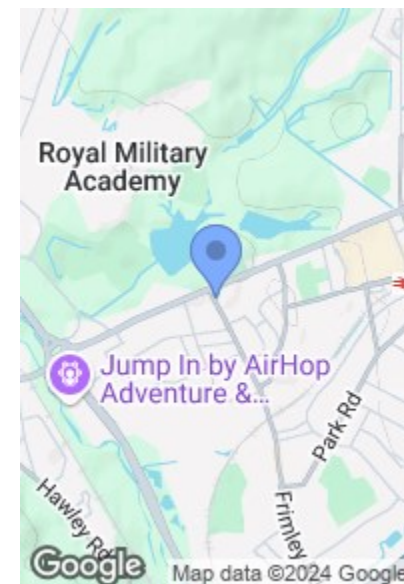
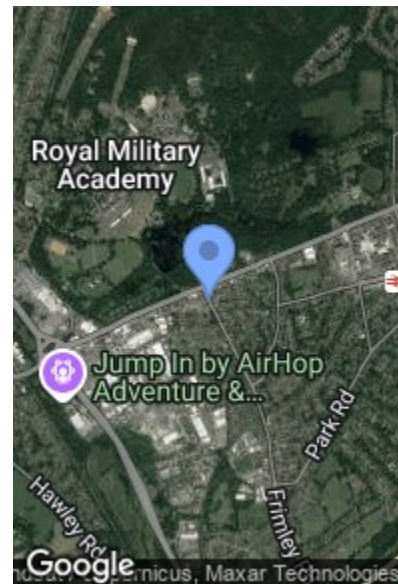
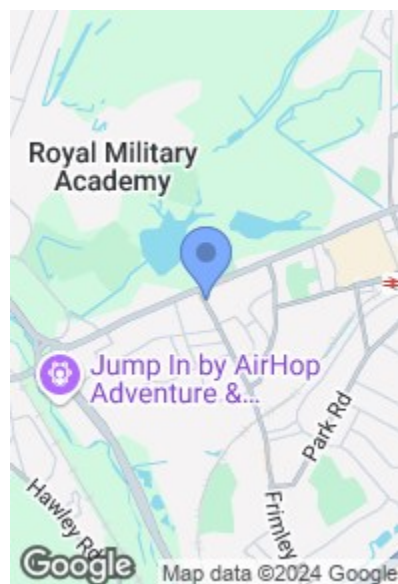


FRIMLEY ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £270,000

ROAD MAP

HYBRID MAP

TERRAIN MAP



Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		82	86
		EU Directive 2002/91/EC	

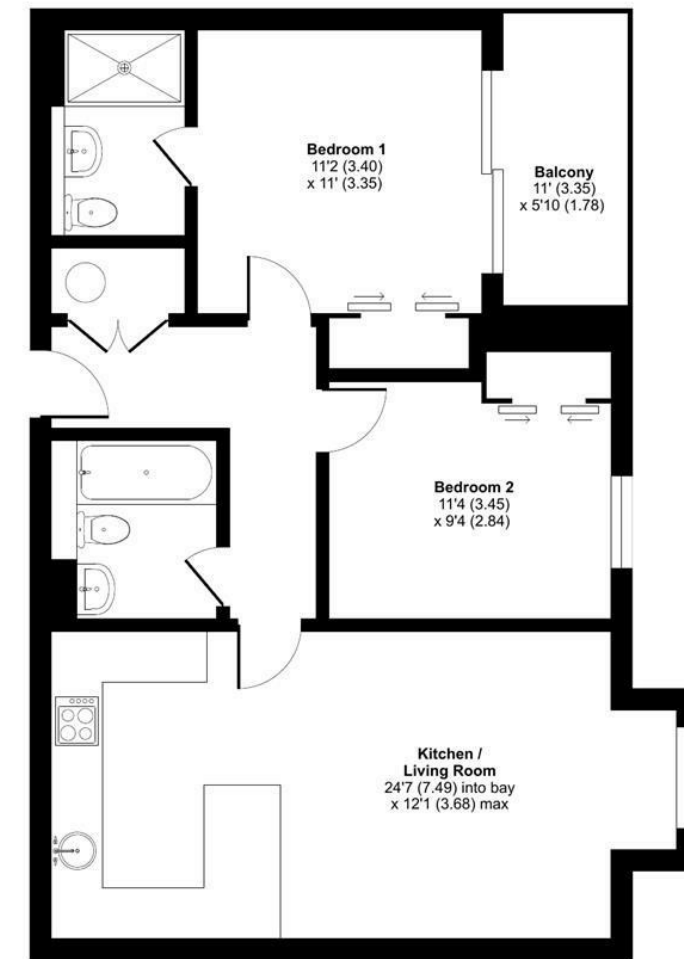




## FLOORPLAN

### Frimley Road, Camberley, GU15

Approximate Area = 741 sq ft / 69 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Knights Property Services. REF: 879940

## MAIN FEATURES

- No Onward Chain
- First Floor Apartment
- Two Double Bedrooms
- Gated Allocated Parking
- En Suite & Balcony To Bedroom One
- Close To Camberley Town Centre
- Good Commuter Links

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboard and carpet flooring.

### Kitchen/Living Room

24'7 x 12'1 (7.49m x 3.68m)

Kitchen is fitted with a range of base and eye level units, breakfast bar, sink, four ring electric hob, extractor fan, oven and integrated appliances comprising; fridge/freezer and dishwasher. Space for washer/dryer. Tiled flooring. Living room has carpet flooring and feature walls.

### Bedroom One

11'2 x 11'0 (3.40m x 3.35m)

Double bedroom, wardrobe with mirrored sliding doors, carpet flooring, feature wall and door leading through to;

### Balcony

11'0 x 5'10 (3.35m x 1.78m)

### En Suite

Shower cubicle with rainfall showerhead, low level WC, wash hand basin, electric heated towel rail, tiled flooring and partly tiled walls.

### Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

Double bedroom, wardrobe with mirrored sliding doors, carpet flooring and feature wall.

### Bathroom

Panel enclosed bath with shower, low level WC, wash hand basin, electric heated towel rail, tiled flooring and partly tiled walls.

### Council Tax

Band D

### Leasehold Information

We have been advised by the current owner that there is approximately 116 years remaining on the lease. The current ground rent is £350.72 per annum and the current service charge is approximately £1653.80 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FRIMLEY ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this well presented first floor luxury apartment, within close proximity to Camberley town centre and Places Leisure. The apartment comprising; kitchen/living room, bathroom and two double bedrooms with an en suite and balcony to bedroom one. Benefits to note include gated allocated parking along with a security entry system. Belgravia Mansions is a purpose-built apartment block along the Frimley Road in Camberley. The Frimley Road has a wide range of shops and amenities. Both Blackwater and Camberley train stations are nearby, in addition to a M&S, Tesco and Next. There are great commuter links including the A30 and M3.