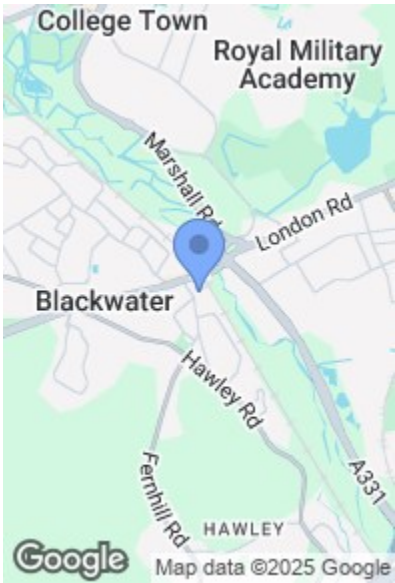
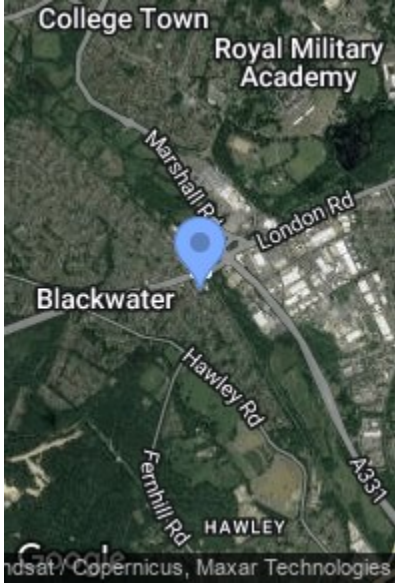




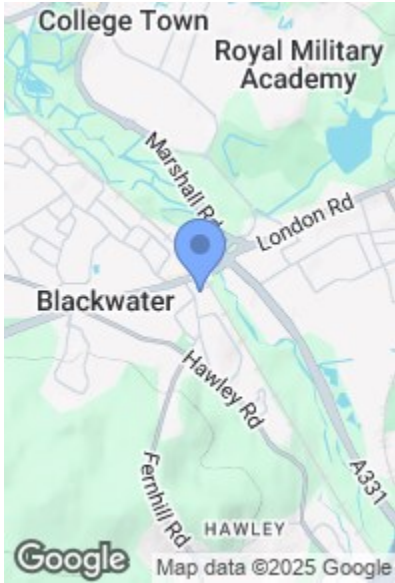
ROAD MAP



HYBRID MAP



TERRAIN MAP



TOAD LANE, BLACKWATER, CAMBERLEY GU17  
PRICE GUIDE £195,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
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	73	79
EU Directive 2002/91/EC		







## MAIN FEATURES

- No Onward Chain
- Ground Floor Apartment
- Well Presented
- Two Bedrooms
- Open Plan Kitchen/Reception Room
- Good Commuter Links
- Communal Grounds
- One Allocated Parking Space
- Close To Local Amenities

## FULL DETAILS

### Entrance Hallway

Enter via door, two cupboards and carpet flooring.

### Kitchen/Reception Room

21'6 x 9'8 (6.55m x 2.95m )

Kitchen has a range of base and eye level units, partly tiled walls, sink, fridge/freezer, four ring electric hob, oven, extractor fan and space for; washing machine. Reception area has carpet flooring and doors leading outside.

### Bedroom One

17'6 x 7'8 (5.33m x 2.34m )

Rear aspect and carpet flooring.

### Bedroom Two

11'6 x 8'10 (3.51m x 2.69m )

Rear aspect, carpet flooring and wardrobe with sliding doors.

### Shower Room

Walk-in shower cubicle, low level WC, wash hand basin, heated towel rail and partly tiled walls.

### Parking

One allocated parking space.

### Council Tax

Band C.

### Leasehold Information

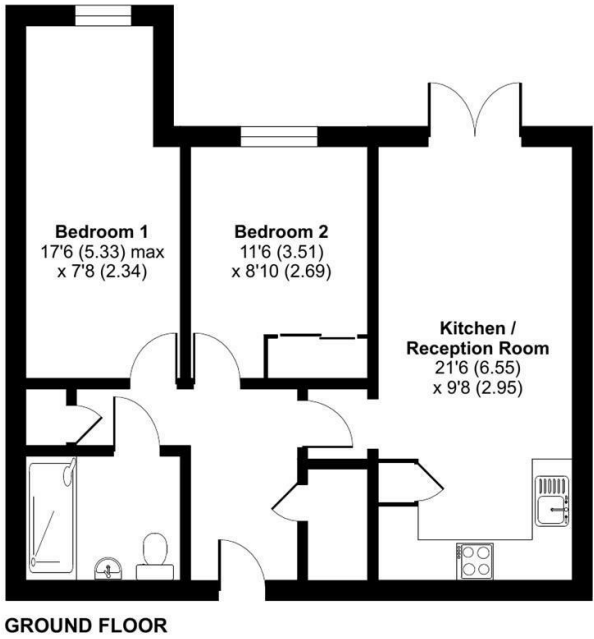
We have been advised that there is approximately 129 years remaining on the lease. The current ground rent is approximately £172.62 per annum and the current maintenance charge is approximately £1890.86 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN



### Swan Court, Toad Lane, Blackwater, Camberley, GU17

Approximate Area = 622 sq ft / 57.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. KNIGHTS PROPERTY SERVICES  
Produced for Knights Property Services. REF: 1225260

## TOAD LANE, BLACKWATER, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this well presented ground floor apartment, situated close to Blackwater train station. The apartment comprising; open plan kitchen/reception room, shower room and two bedrooms. Additional features to note include one allocated parking space. The property, which is being sold with no onward chain, offers easy access to the M3 and M25 as well as being close to a large M&S, Tesco and Next. Camberley town centre is also within close proximity.