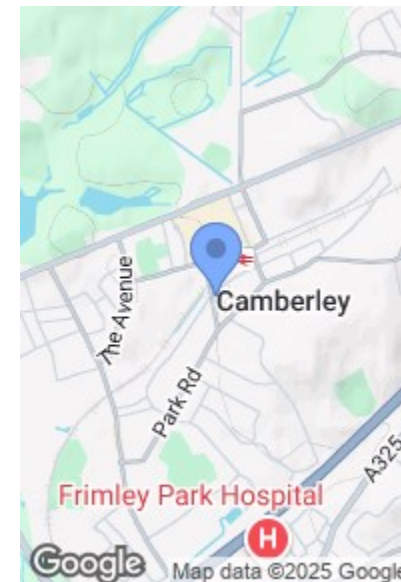
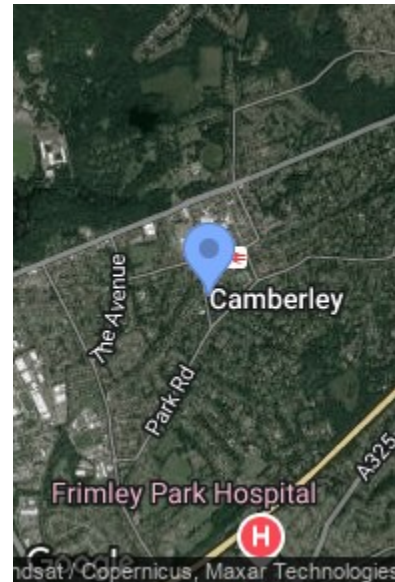
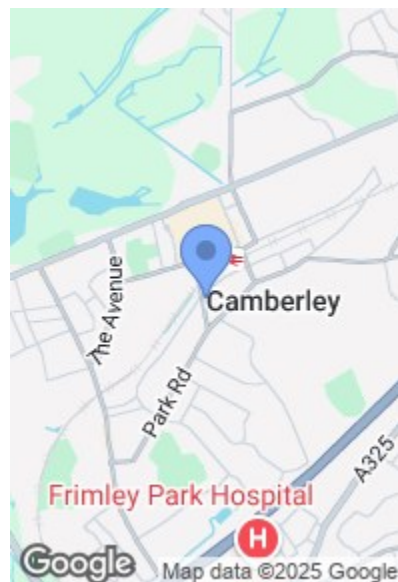


ROAD MAP

HYBRID MAP

TERRAIN MAP



87 MIDDLE GORDON ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £400,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(81-91) B		
(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	





FLOORPLAN



Middle Gordon Road, Camberley, GU15

Approximate Area = 976 sq ft / 90.6 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Total = 1030 sq ft / 95.6 sq m
For identification only - Not to scale

MAIN FEATURES

- Top Floor Penthouse Apartment
- No Onward Chain
- Share Of Freehold
- Two Double Bedrooms
- En Suite To Bedroom One
- Open Plan Kitchen/Dining/Living Room
- One Allocated Parking Space
- Lift
- Walking Distance Of Town Centre
- Underfloor Heating

FULL DETAILS

Entrance Hall

Enter via door, cupboard and karndean flooring.

Kitchen/Dining/Living Room

25'0 x 13'2 (7.62m x 4.01m)

Karndean flooring and doors leading to juliet balcony. Kitchen is fitted with a range of base and eye level units, quartz work surfaces, sink, four ring induction hob, extractor fan, oven/grill, fridge/freezer, washer/dryer and dishwasher.

Bedroom One

17'7 x 11'10 (5.36m x 3.61m)

Double bedroom, wardrobe with sliding doors, further storage, carpet flooring and door leading through to;

En Suite

Wash hand basin with storage below, low level WC, shower cubicle, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

Bedroom Two

13'2 x 12'5 (4.01m x 3.78m)

Double bedroom, wardrobe with sliding door and carpet flooring.

Bathroom

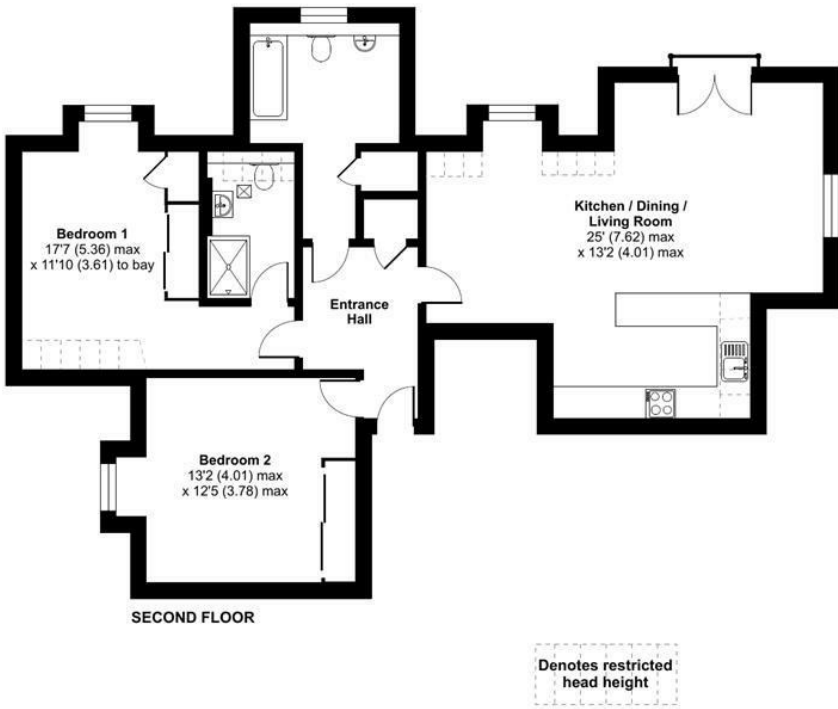
Wash hand basin with storage below, low level WC, bath with shower attachment, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

Leasehold Information

We have been advised by the current owner that there is approximately 992 years remaining on the lease. The current service charge is approximately £3000 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1228150

87 MIDDLE GORDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**SHARE OF FREEHOLD**** For sale is this spacious and impressive top floor penthouse apartment. Roxborough House was built in 2019 and ideally positioned for all that Camberley has to offer such as Places Leisure, train station, The Atrium complex and The Square shopping centre. A standout feature of this home is the notable open plan kitchen/dining/living room with juliet balcony. The immaculately presented property further boasts two double bedrooms with an en suite to bedroom one and a larger than average bathroom. The apartment, which is share of freehold and being sold with no onward chain complications, comes with one allocated parking space. There are well maintained communal grounds.