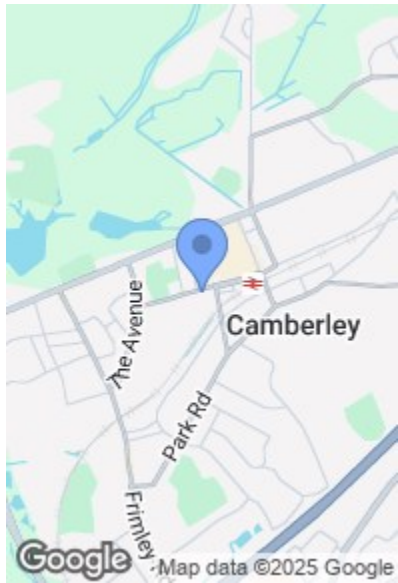
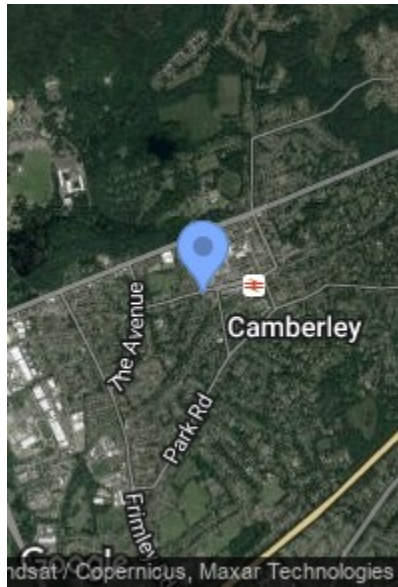


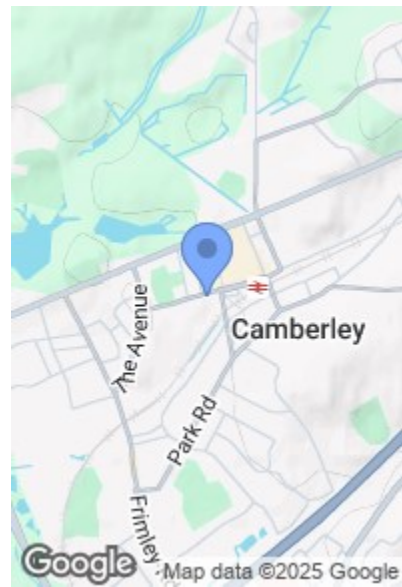
ROAD MAP



HYBRID MAP



TERRAIN MAP



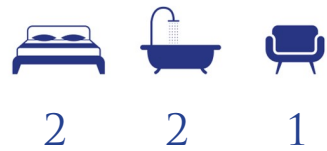
SOUTHWELL PARK ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £210,000

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)



Registered in England and Wales. Registered number 07092765. Registered address: 54 Obelisk Way, Camberley, Surrey GU15 3SG

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







## MAIN FEATURES

- No Onward Chain
- Two Double Bedrooms
- Town Centre Location
- Underground Secure Parking
- Ground Floor Apartment
- Open Plan Kitchen/Living Room
- En Suite To Bedroom One
- Balcony

## FULL DETAILS

### Entrance Hallway

Enter via door, laminate flooring and cupboard which houses the water tank and space for washer/dryer.

### Kitchen/Living Room

25'1 x 12'4 (7.65m x 3.76m)

Balcony and laminate flooring. Kitchen has a range of base and eye level units, four ring electric hob with extractor hood above and electric fan assisted oven below, fridge/freezer, dishwasher and sink with drainage area.

### Bedroom One

12'10 x 8'7 (3.91m x 2.62m)

Built-in wardrobe, carpet flooring and door leading through to;

### En Suite

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

### Bedroom Two

13'4 x 9'8 (4.06m x 2.95m)

Double bedroom and carpet flooring.

### Bathroom

Panel enclosed bath with shower above, low level WC, wash hand basin, 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 107 years remaining on the lease. The current ground rent is £250 per annum and the current service charge is approximately £3,291.72 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

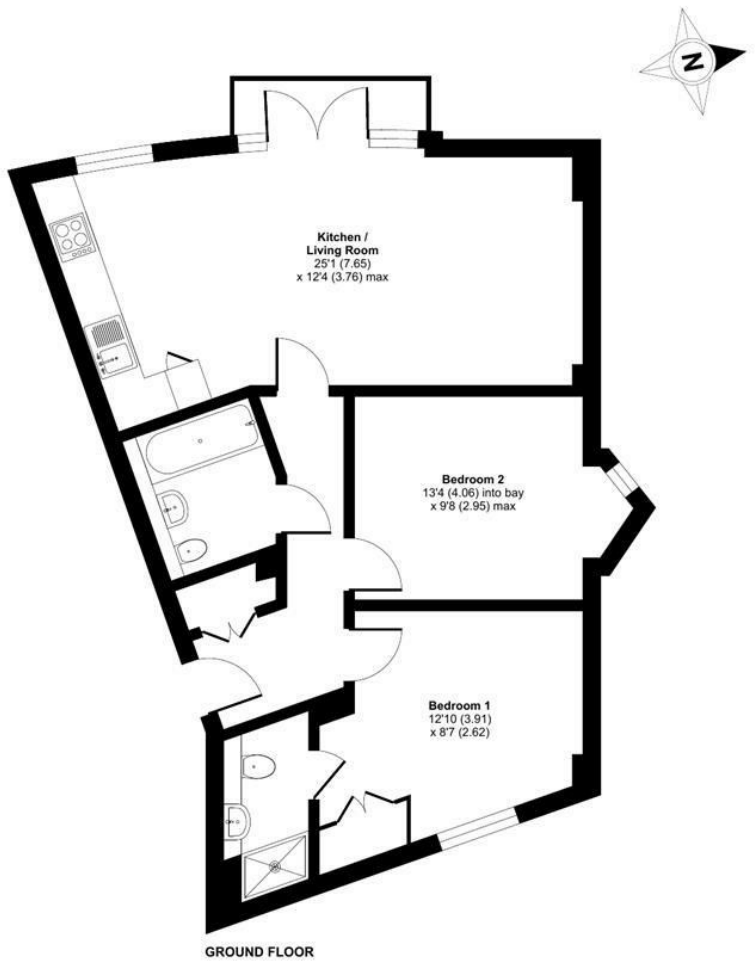
Band D.

## FLOORPLAN

### The Courtyard, Southwell Park Road, Camberley, GU15

Approximate Area = 693 sq ft / 64.3 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). © nichecom 2024. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1226469

## SOUTHWELL PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Situated in the heart of Camberley town centre, is this modern two bedroom ground floor apartment. The home comprising; two double bedrooms with an en suite to bedroom one, bathroom and large living room with modern kitchen. Further benefits include underground parking for one vehicle, underfloor heating and a balcony. The apartment, which is being sold with no onward chain, is situated for all that Camberley has to offer such as Places Leisure, The Atrium complex, The Square shopping centre and train station.