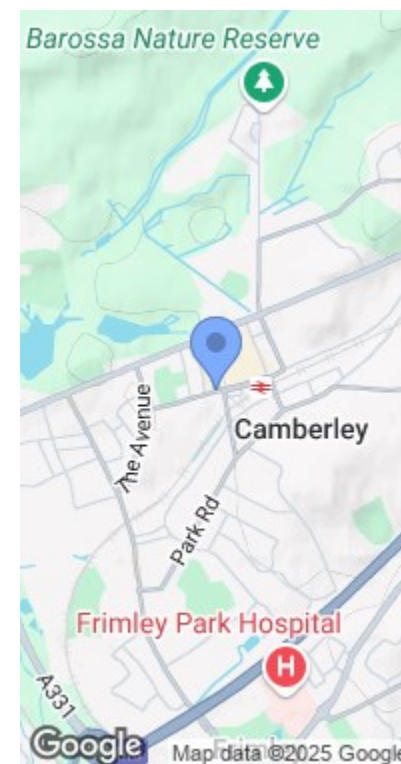
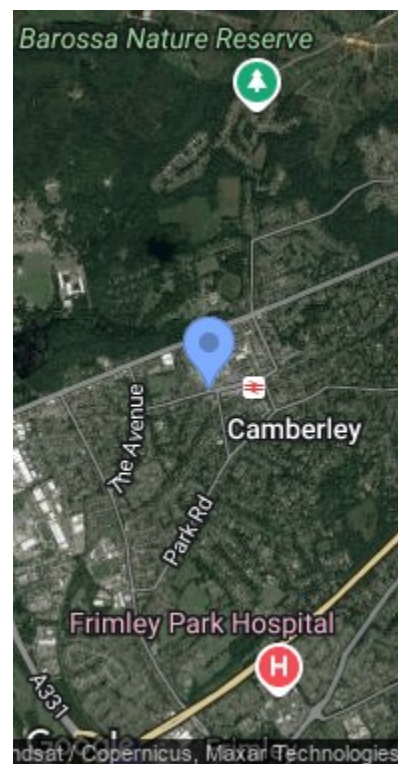
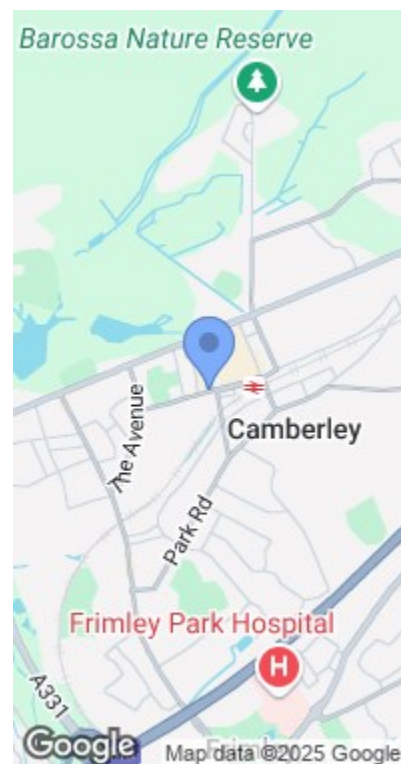




ROAD MAP

HYBRID MAP

TERRAIN MAP



THE COURTYARD, CAMBERLEY GU15
OFFERS IN EXCESS OF £220,000

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	83	8
(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





MAIN FEATURES

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

FULL DETAILS

Hallway

Enter via door and storage cupboard which houses the water tank and space for washing machine. Laminate flooring.

Kitchen/Reception Room

21'7 x 11'2 (6.58m x 3.40m)

Range of base and eye level units, sink with drainage area, extractor hood and integrated appliances comprising; dishwasher, fridge/freezer, four ring electric hob and electric fan assisted oven. Sliding door leading to the balcony with decked flooring. Laminate flooring.

Bedroom One

10'10 x 10'4 (3.30m x 3.15m)

Double bedroom, 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

15'0 x 9'3 (4.57m x 2.82m)

Double bedroom and carpet flooring.

Bathroom

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

Council Tax

Band D.

Leasehold Information

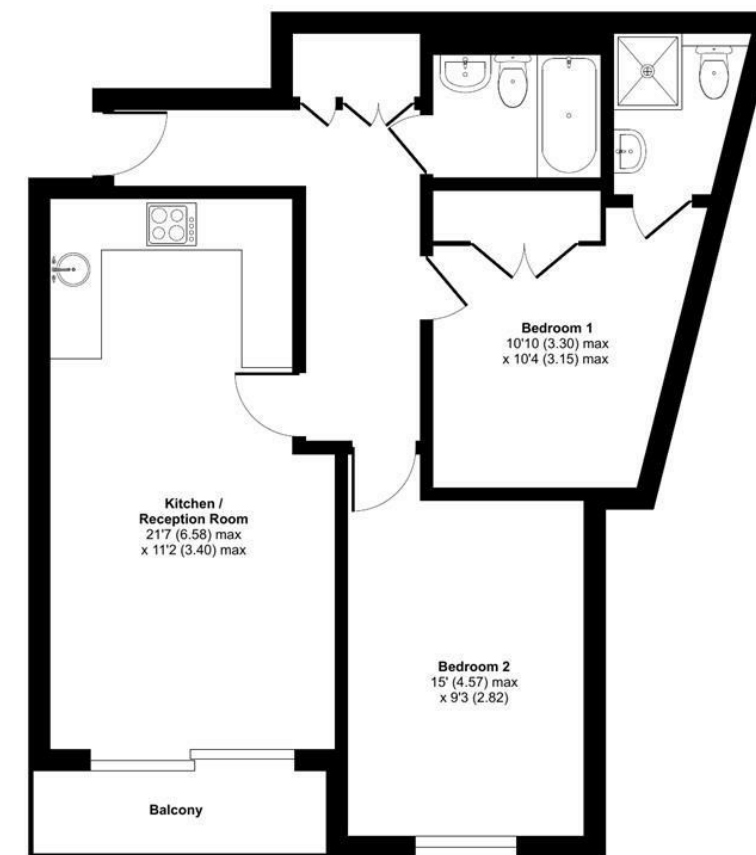
We have been advised by the current owner that there is approximately 107 years remaining on the lease. The current ground rent is £250 per annum and the current service charge is approximately £3,032.98 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN

Southwell Park Road, Camberley, GU15

Approximate Area = 659 sq ft / 61 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Knights Property Services. REF: 853241



THE COURTYARD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Situated in the heart of Camberley town centre, is this modern two bedroom apartment on the fourth floor. The apartment comprising; two double bedrooms with an en suite to bedroom one, bathroom and large reception room with modern kitchen. Further benefits include underground parking for one vehicle, underfloor heating and a balcony.