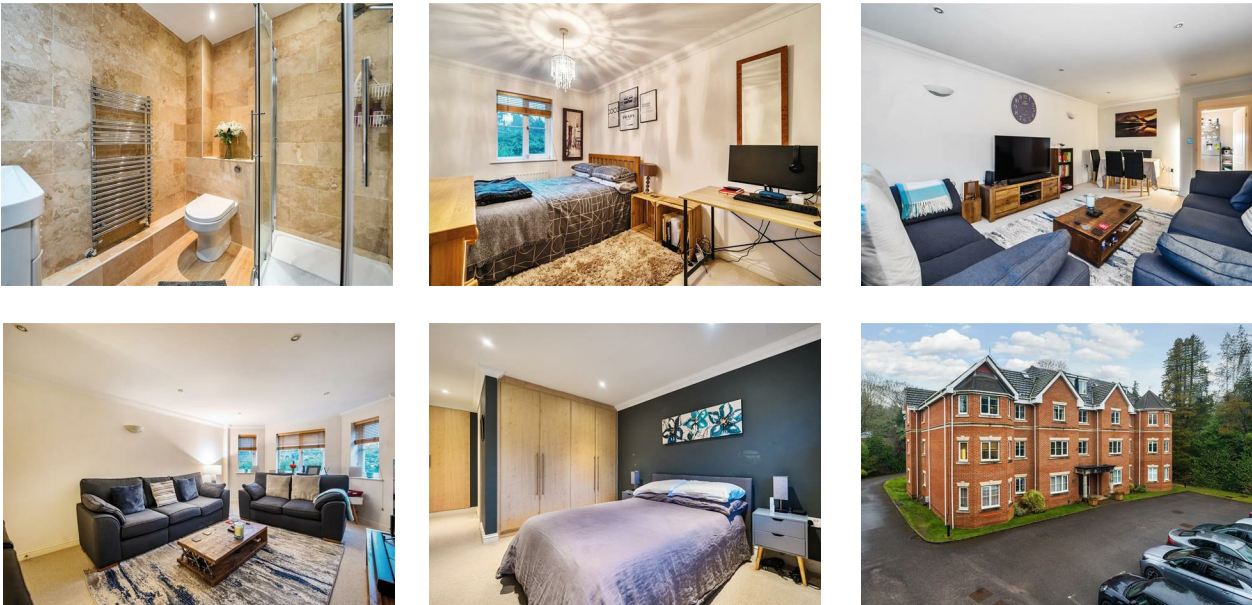
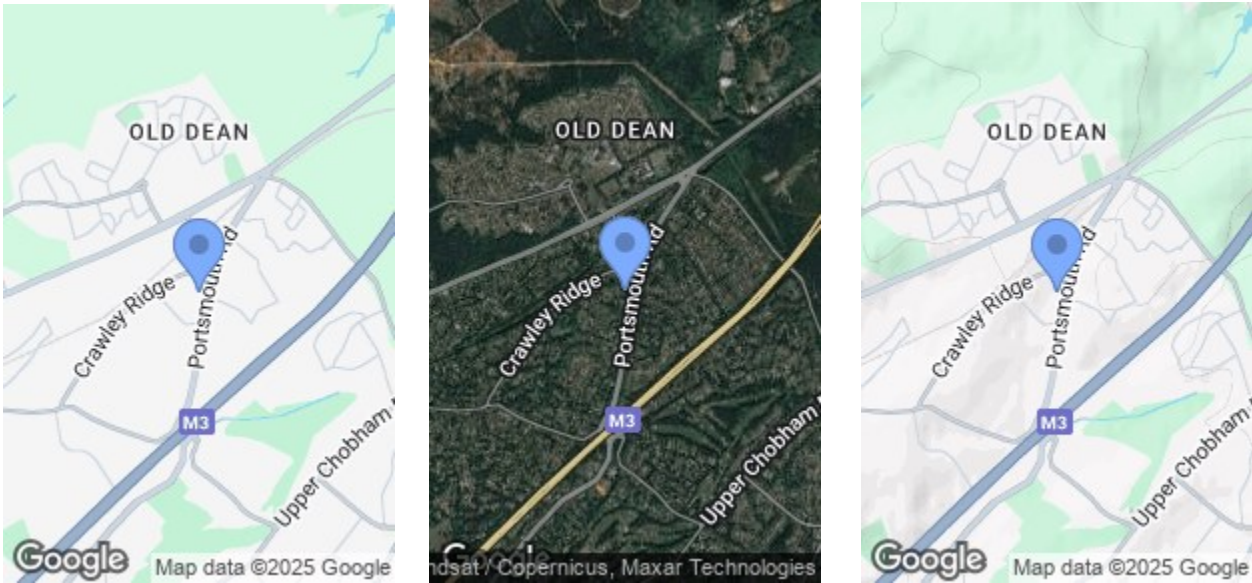




ROAD MAP

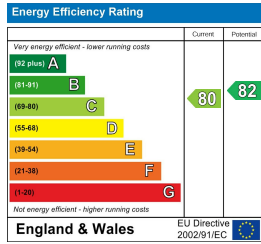
HYBRID MAP

TERRAIN MAP



CRAWLEY RISE, 18 PORTSMOUTH ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £300,000

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)





## MAIN FEATURES

- First Floor Apartment
- Very Well Presented
- Two Double Bedrooms
- Very Well Maintained Communal Grounds
- Close To A Wide Range Of Local Amenities
- En Suite To Bedroom One
- No Onward Chain
- Lift
- Good Commuter Links
- Communal Parking

## FULL DETAILS

### Entrance Hallway

Enter via door, cupboard and carpet flooring.

### Reception Room

20'6 x 11'8 (6.25m x 3.56m)

Front aspect and carpet flooring.

### Kitchen

12'4 x 11'8 (3.76m x 3.56m)

Range of base and eye level units, sink, four ring gas hob, double oven, extractor fan, dishwasher and space for; washing machine and fridge/freezer. Partly tiled walls and linoleum flooring.

### Bedroom One

12'1 x 10'2 (3.68m x 3.10m)

Wardrobe and carpet flooring. Door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin with storage below, heated towel rail, travertine tiled walls and tiled flooring.

### Bedroom Two

12'7 x 11'10 (3.84m x 3.61m)

Front aspect double bedroom and carpet flooring.

### Bathroom

Wash hand basin, low level WC, bath with shower attachment, large shower cubicle, partly tiled walls and linoleum flooring.

### Leasehold Information

We have been advised by the current owner that there is approximately 103 years remaining on the lease. The current ground rent is £250 per annum (£125 paid every six months) and the current service charge is approximately £1206 per annum (£603 paid every six months). Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

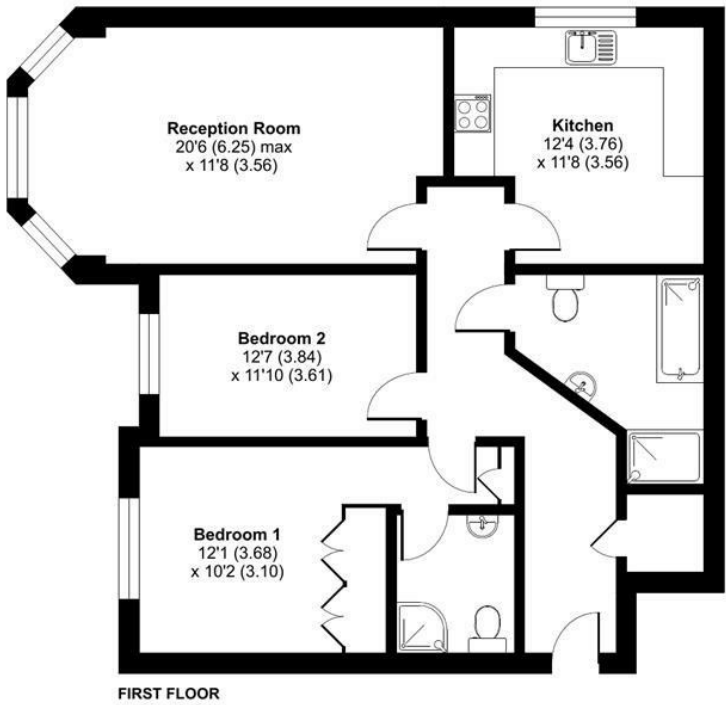
Band C.

## FLOORPLAN

### Portsmouth Road, Camberley, GU15

Approximate Area = 887 sq ft / 82.4 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). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1244896

## CRAWLEY RISE, 18 PORTSMOUTH ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this first floor apartment, ideally situated for a range of local amenities and great commuter links. The gated development is set back from the road and has very well maintained communal grounds. The apartment is very well presented and boasts; a good size reception room, separate kitchen, a four piece bathroom and two double bedrooms with a modern en suite to bedroom one. Additional features to mention is that the property comes with communal parking and is being sold with no onward chain. Camberley town centre and Frimley Park hospital are also within close proximity.