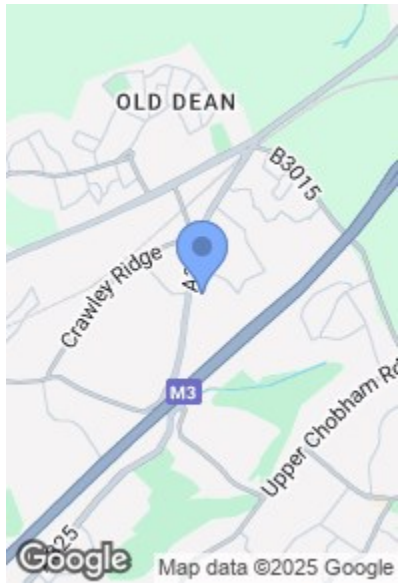
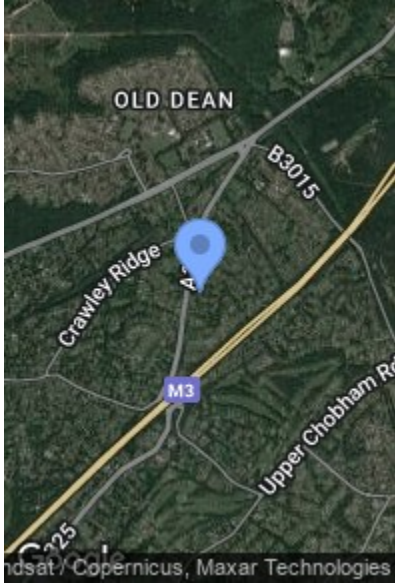


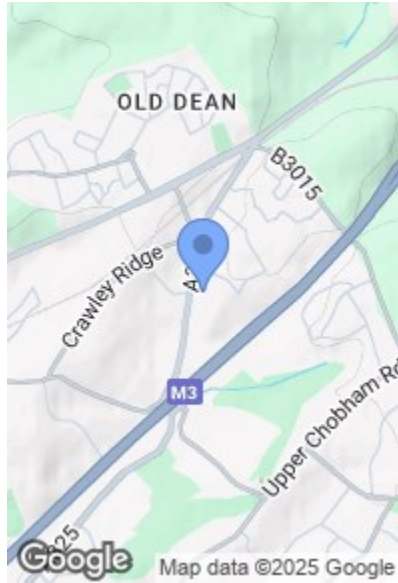
ROAD MAP



HYBRID MAP



TERRAIN MAP



4 COLLINGWOOD RISE, CAMBERLEY GU15  
PRICE GUIDE £375,000

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		
(92-100) A		
(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	76	78
EU Directive 2002/91/EC		







## MAIN FEATURES

- Share Of Freehold
- Ground Floor Apartment
- Two Double Bedrooms
- Garage
- Extensive Communal Gardens (Approx 1.14 Acre)

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboard and carpet flooring.

### Living/Dining Room

Carpet flooring and sliding door leading to the terrace.

### Kitchen

Range of base and eye level units, gas hob, extractor fan, oven/grill, sink, boiler, dishwasher, fridge/freezer and space for; washer/dryers. Tiled flooring.

### Bedroom One

Double bedroom, carpet flooring, mirrored wardrobe and door leading through to;

### En Suite

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

### Bedroom Two

Double bedroom, wardrobe and carpet flooring.

- Refitted En Suite & Bathroom

- Refitted Kitchen

- Terrace

- Communal Parking

### Bathroom

Bath with shower attachment, low level WC, wash hand basin with storage, heated towel rail, tiled walls and tiled flooring.

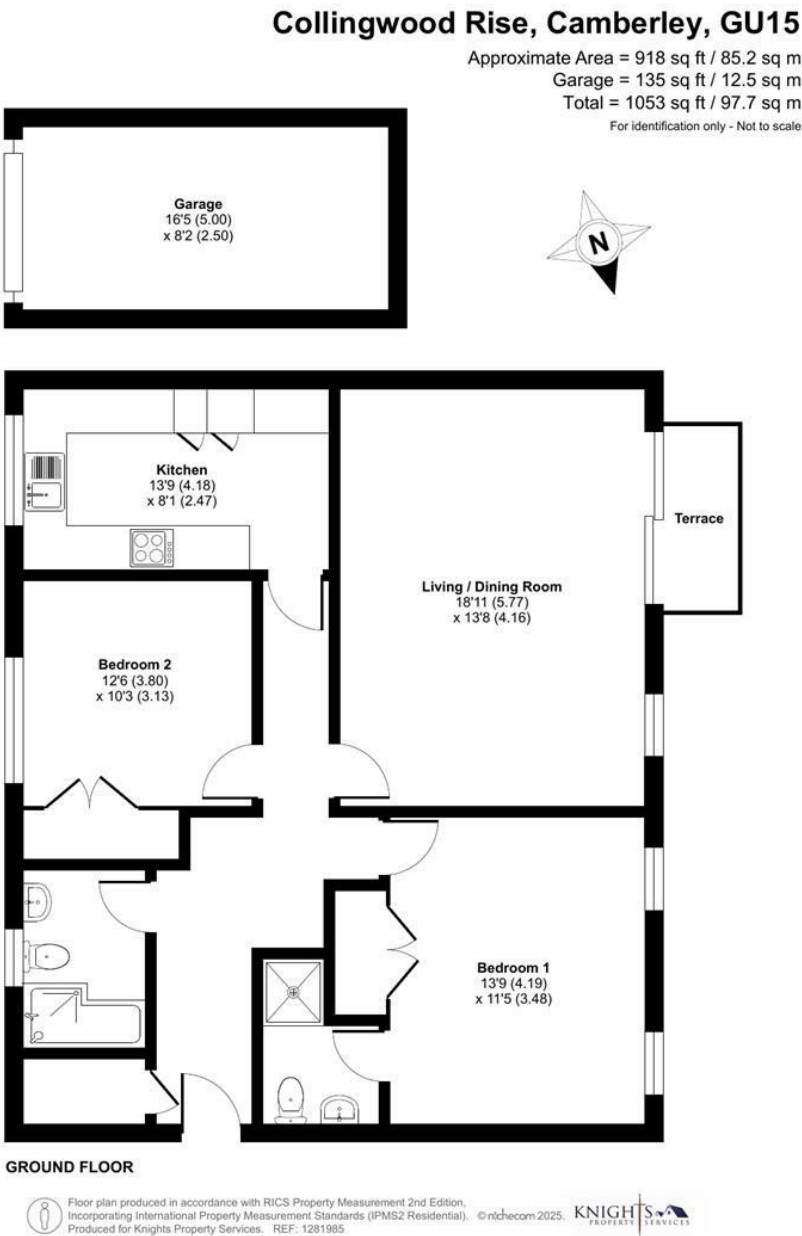
### Leasehold Information

We have been advised by the current owner that the property is share of freehold and there is approximately 900 years left on the lease. The current service charge is approximately £200 per month, which includes building insurance and water rates. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band D.

## FLOORPLAN



## 4 COLLINGWOOD RISE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*** Knights are excited to market for sale this very well presented ground floor apartment. The share of freehold property comprising; living/dining room with access onto the terrace, good-size kitchen, bathroom and two double bedrooms with an en suite to bedroom one. The development has extensive and extremely well maintained communal gardens measuring approximately 1.14 acre. Further benefits include a garage and communal parking. The property is within close proximity of Camberley town centre and good commuter links.