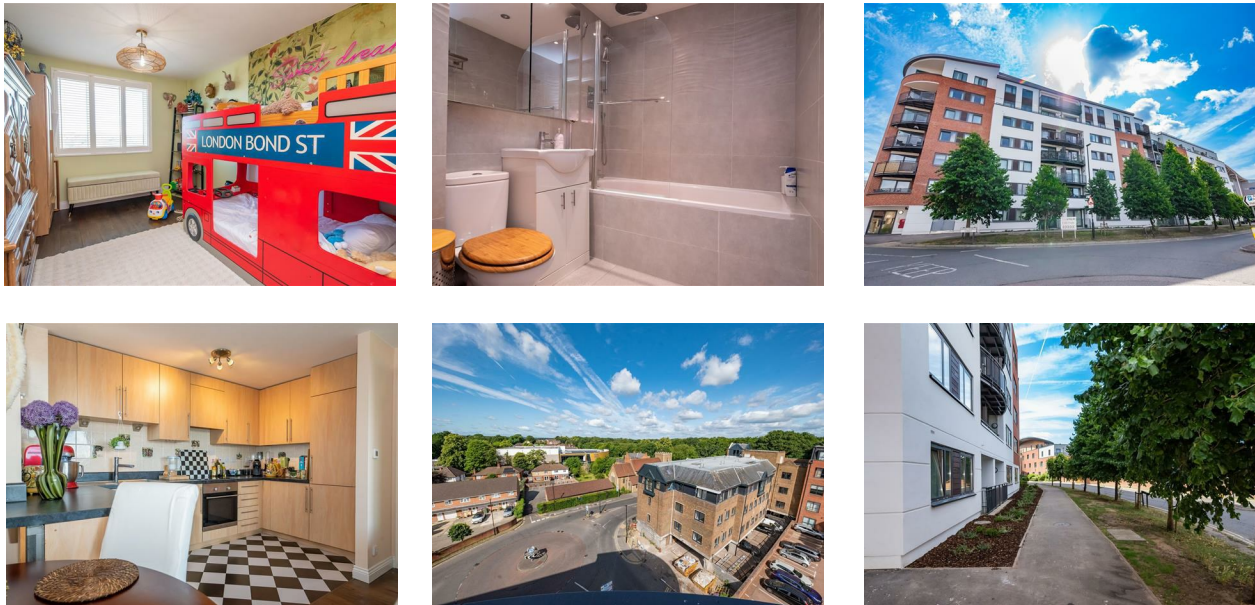
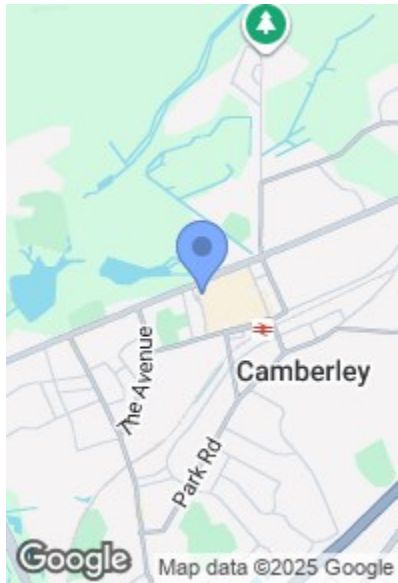
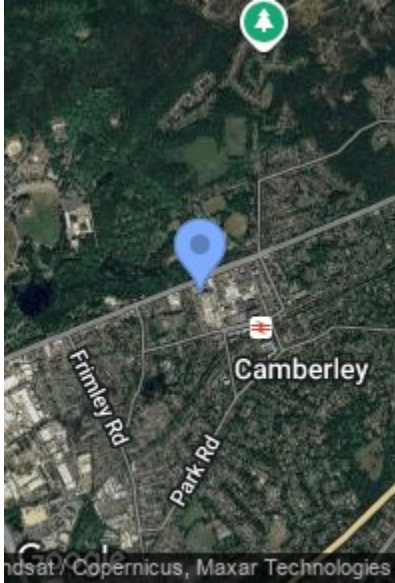




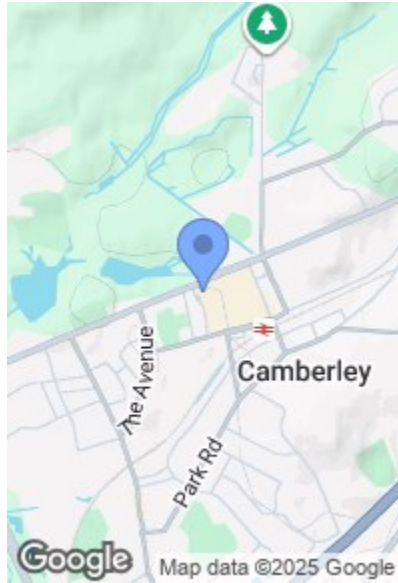
ROAD MAP



HYBRID MAP



TERRAIN MAP



UPPER CHARLES STREET, CAMBERLEY GU15  
£280,000

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)



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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                             | 74      | 81        |
| EU Directive 2002/91/EC                     |         |           |





## MAIN FEATURES

- No Onward Chain
- Corner Penthouse
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Walk-In Wardrobe
- Infrared Electric Heating System
- Town Centre Location
- Balcony
- Very Well Presented
- One Allocated Parking Space (Atrium Car Park)

## FULL DETAILS

### Entrance Hallway

Enter via door, large walk-in wardrobe, storage cupboards and real wood flooring.

### Kitchen/Living Room

20'10 x 14'6 (6.35m x 4.42m)

Living area has real wood flooring and a sliding door leading to the balcony. Kitchen has a range of base and eye level units, sink, dishwasher, washer/dryer, fridge/freezer, four ring electric hob, extractor fan, oven and tiled flooring with underfloor heating.

### Bedroom One

16'0 x 9'2 (4.88m x 2.79m)

Double bedroom, shutters and real wood flooring.

### Bedroom Two

16'0 x 9'8 (4.88m x 2.95m)

Double bedroom, shutters and real wood flooring.

### Bathroom

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

### Leasehold Information

We have been advised by the owner that there is approximately 111 years left on the lease. The service, maintenance and ground rent combined is £282.52 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

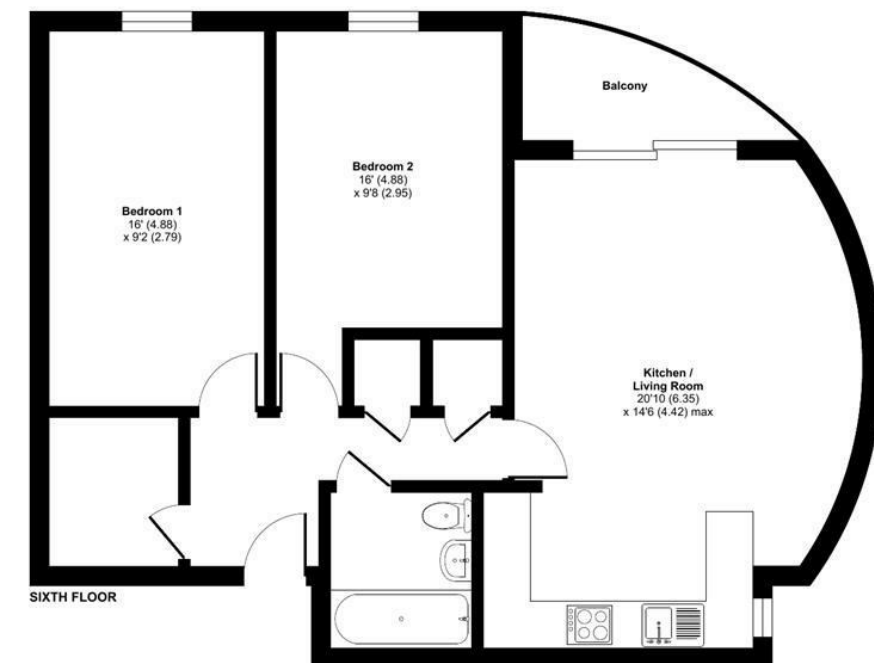
Band D.

## FLOORPLAN

### North Court, Upper Charles Street, Camberley, GU15

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2024. Produced for Knights Property Services. REF: 1081217



## UPPER CHARLES STREET, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this purpose-built sixth floor apartment in Camberley town centre, situated for all that Camberley has to offer such as a Places Leisure, The Square shopping centre and Atrium complex. The newly decorated and very well presented corner penthouse comprising; open plan kitchen/living room, refitted bathroom and two double bedrooms. In addition to a walk-in wardrobe and one allocated parking space in The Atrium car park on the residence level, the property has great balcony views over the surrounding areas. The home is also well positioned for great commuter links.