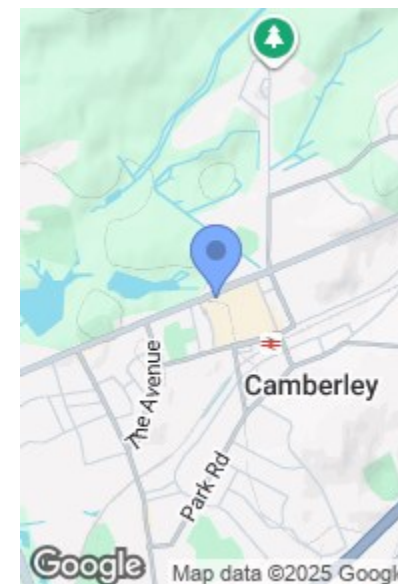
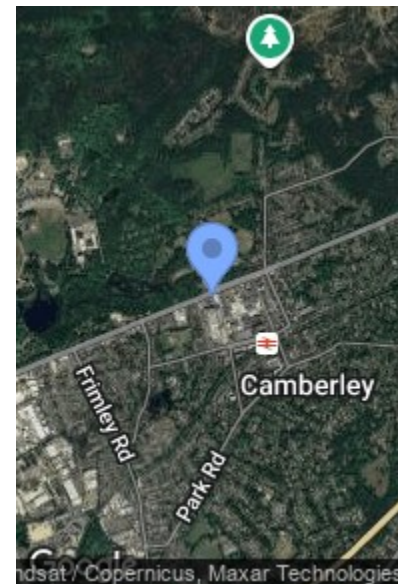
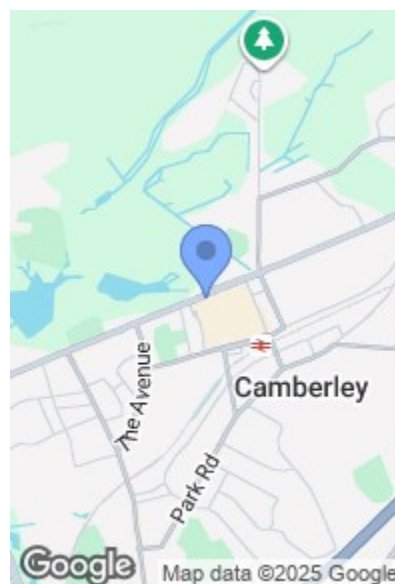




ROAD MAP

HYBRID MAP

TERRAIN MAP



ADMIRAL HOUSE, CAMBERLEY GU15  
£220,000

Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	68	77
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







## MAIN FEATURES

- No Onward Chain
- Two Double Bedrooms
- En Suite To Bedroom One
- Close To Local Amenities
- First Floor Apartment
- Balcony & Juliet Balcony
- Great Transport Links
- Prime Position

## FULL DETAILS

### Entrance Hall

Cupboard and laminate flooring.

### Kitchen/Reception Room

Kitchen is fitted with a range of base and eye level units, granite work surfaces, four ring electric hob, electric fan assisted oven, extractor fan and sink. Laminate flooring and door leading to the balcony.

### Bedroom One

Double bedroom, door leading to Juliet balcony, carpet flooring and door leading through to;

### En Suite

Low level WC, wash hand basin, shower cubicle, heated towel rail and tiled walls and flooring.

### Bedroom Two

Double bedroom and carpet flooring.

### Bathroom

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

### Leasehold Information

We have been advised by the current owner that there is approximately 115 years remaining on the lease. The current ground rent is approximately £250 per year (paid on a half yearly basis). The current service charge is approximately £1830.66 per year (paid on a half yearly basis). Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band C.

## FLOORPLAN



TOTAL FLOOR AREA : 590 sq.ft. (54.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## ADMIRAL HOUSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale and occupying a prime position for all that Camberley has to offer such as The Square shopping centre, Places Leisure and The Atrium complex, is this very well presented first floor apartment. The property, which is being sold with no onward chain, comprising; open plan kitchen/reception room leading through to the balcony, bathroom and two bedrooms with an en suite to bedroom one. Additional features to mention include a juliet balcony and one allocated parking space. The Meadows shopping centre is nearby as well as the property being ideally situated for great transport links.