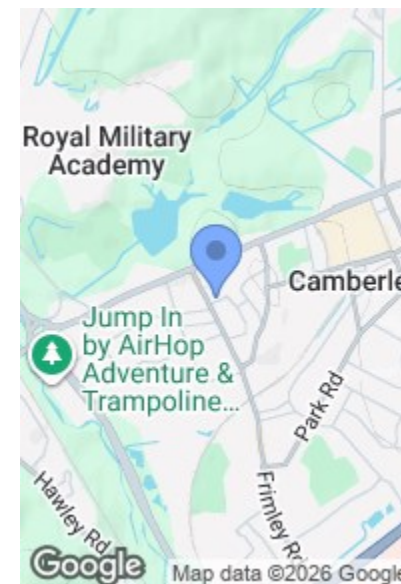
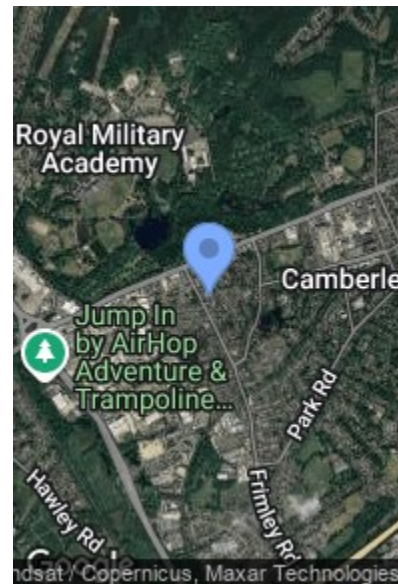
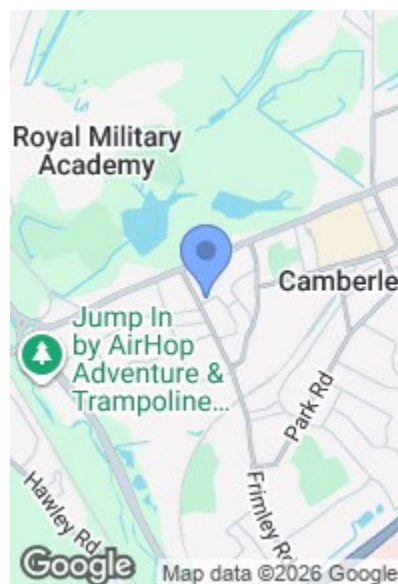


ROAD MAP

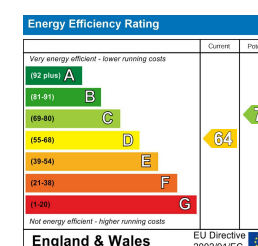
HYBRID MAP

TERRAIN MAP



THE OLD DAIRY, 1 WOODLANDS ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £285,000

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

- Characterful Maisonette
- Two Bedrooms
- Original Wooden Beams Throughout
- Driveway Parking
- Low Service Charge
- First Floor
- En Suite To Bedroom One
- Close To Camberley Town Centre
- Very Well Presented

## FULL DETAILS

### Entrance Hall/Study Area

Enter via front door, stairs leading to the first floor and carpet flooring.

### Landing

Storage cupboards and laminate flooring.

### Reception Room

Dual aspect, laminate flooring and doors leading through to;

### Kitchen

Fitted with a range of base and eye level units, sink, four ring gas hob with extractor fan above, electric fan assisted oven, fridge/freezer, washer/dryer, dishwasher and laminate flooring.

### Bedroom One

Bay window, laminate flooring and door leading through to;

### En Suite

Feature beam, shower cubicle, low level WC, wash hand basin, tiled walls and tiled flooring.

### Bedroom Two

Feature beam and laminate flooring.

### Bathroom

Low level WC, wash hand basin, bath with shower, feature beam, tiled flooring and tiled walls.

### To The Front

Driveway parking.

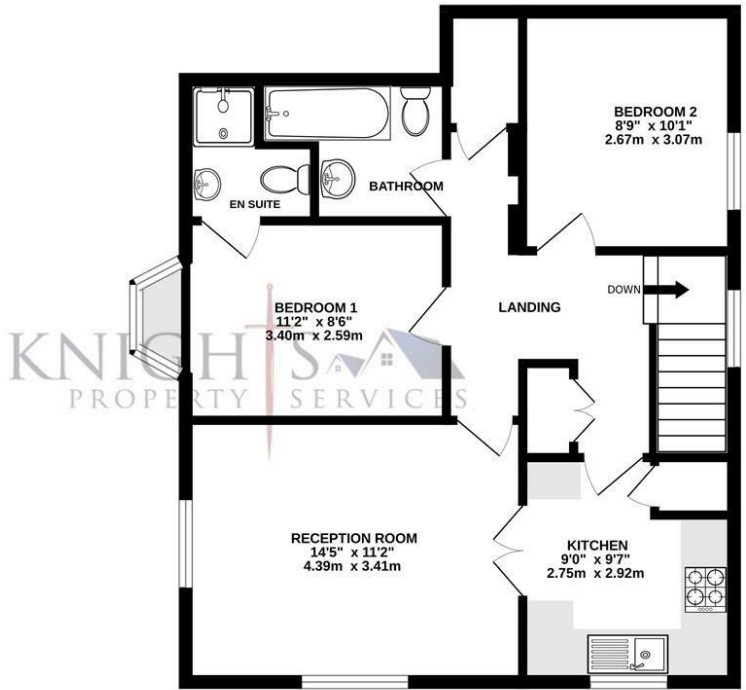
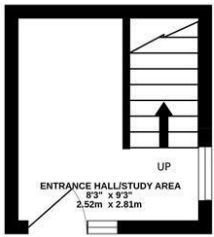
### Leasehold Information

We have been advised by the current owner that there is approximately 105 years left on the lease. The current service charge is approximately £600 per annum and the current ground rent is approximately £200 per annum. The owner currently pays approximately £550 per annum for building insurance. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy in this information as we are relying on third party information.

## FLOORPLAN

GROUND FLOOR  
74 sq. ft. (6.9 sq.m.) approx.

1ST FLOOR  
641 sq. ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq. ft. (66.4 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.  
Made with Metropix 5.0.0.25



## THE OLD DAIRY, 1 WOODLANDS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES offer to the market this spacious two bedroom first floor maisonette with character, retaining some lovely features, including wooden beams throughout. Internally the very well presented property comprising; study area, kitchen, reception room, bathroom and two bedrooms with an en suite to bedroom one. Further benefits include vaulted ceilings and driveway parking. The home has recently been painted throughout. It is within close proximity to Camberley town centre and all it has to offer such as The Atrium complex, The Square and Places Leisure as well as being ideally situated for good commuter links.