

## ROAD MAP



## ST. CATHERINES WOOD, CAMBERLEY GU15 PRICE GUIDE £240,000

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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	62	78
EU Directive 2002/91/EC		







## MAIN FEATURES

- No Onward Chain
- Ground Floor Apartment
- Two Double Bedrooms
- Well Maintained Communal Grounds
- En Suite To Bedroom One
- Allocated Parking
- Gated Development
- Close To A Wide Range Of Amenities

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboard and carpet flooring.

### Reception Room

20'0 x 10'4 (6.10m x 3.15m)

Carpet flooring and leading through to;

### Kitchen

11'0 x 5'7 (3.35m x 1.70m)

Range of base and eye level units, sink, dishwasher, washing machine, fridge/freezer, four ring electric hob, extractor hood, oven, partly tiled walls and tiled flooring.

### Bedroom One

15'8 x 9'8 (4.78m x 2.95m)

Front aspect double bedroom, wardrobes and carpet flooring.

### En Suite

Wash hand basin, low level WC, shower cubicle, partly tiled walls and tiled flooring.

### Bedroom Two

13'6 x 8'0 (4.11m x 2.44m)

Front aspect double bedroom and carpet flooring.

### Bathroom

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

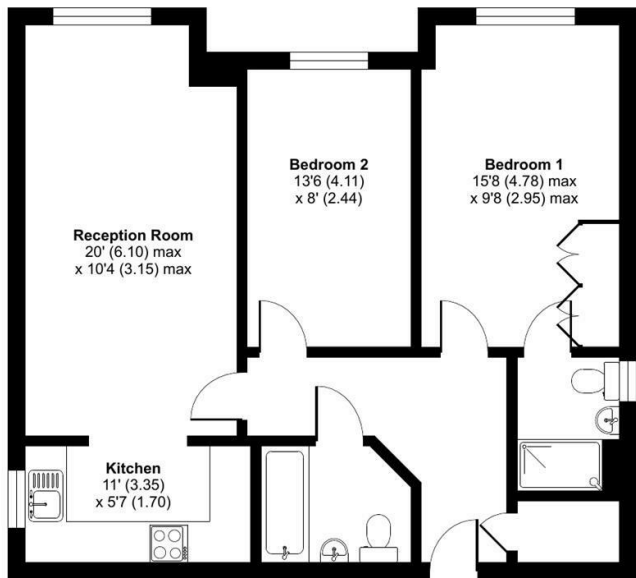
### Lease Information

We have been advised by the current owner that there is approximately 180 years remaining on the lease. The current service charge is approximately £2183.02 per annum and current ground rent is £250 per annum (paid half yearly on 1st April and 1st October). Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band D.

## FLOORPLAN



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2024. Produced for Knights Property Services. REF: 1189670



## St. Catherines Wood, Camberley, GU15

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale

## ST. CATHERINES WOOD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Located within walking distance of Camberley town centre, is this ground floor apartment. The spacious property comprising; reception room leading through to the kitchen, bathroom and two double bedrooms with an en suite to bedroom one. This well presented apartment, which is being sold with no onward chain, is situated within a gated development and comes with allocated parking. Camberley has a wide range of amenities, all within close proximity, such as Places Leisure, The Square shopping centre, Atrium complex and train station.