



Tekels Park | Camberley | Surrey | GU15 2LF

Guide Price £810,000 Freehold



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Brought to the market and giving the opportunity to be only the second owner of this fantastic retro family home located in the desired Tekels Park.

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Approx. 0.8 acres
- Kitchen
- Principal bedroom with en suite bathroom
- Family bathroom
- Drawing room & Dining room
- Games room
- Double Garage
- Council Tax Band: G

Description

Brought to the market and giving the opportunity to be only the second owner of this fantastic retro family home is located in the desired Tekels Park.

The property was designed and built by the owner's mother who was among the first qualified Dutch female architects.

26 Tekels Park is an impressive house offering more than 2,700 sq. ft of accommodation. The property offers flexible space that can be laid out to suit a selection of layouts for a family's needs.

The property requires modernisation and represents a significant redevelopment project.

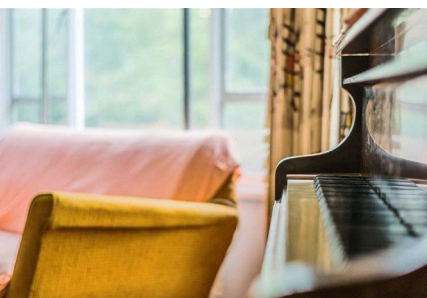
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.



This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

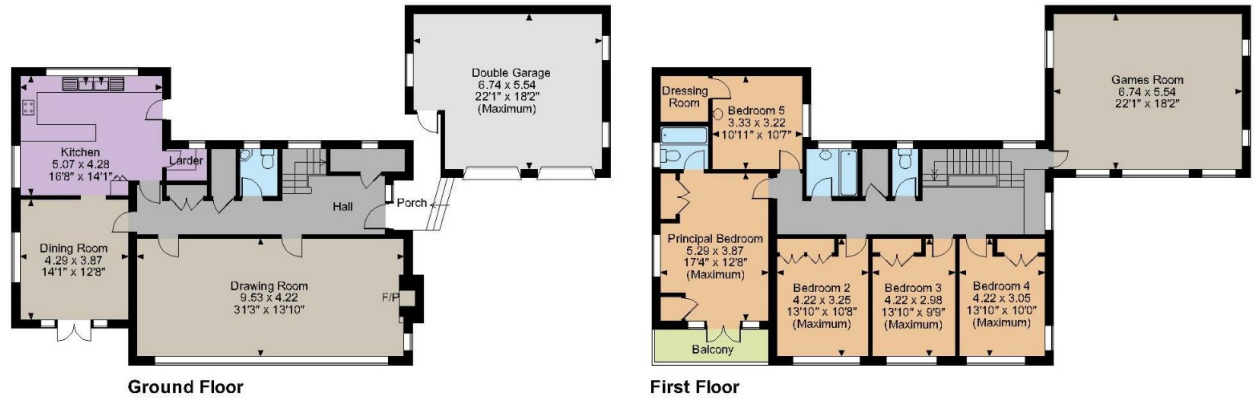
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

One of the many features is an impressive 31ft drawing room with parquet wooden flooring and feature fireplace.

The dining room with continuing parquet flooring, as well as French doors opening onto



Tekels Park, Camberley
Main House internal area 2,714 sq ft (252 sq m)
Garage internal area 377 sq ft (35 sq m)
Balcony external area = 51 sq ft (5 sq m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			72
(55-68) D		55	
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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