



Golf Drive | | Camberley | GU15 1FF

Guide Price £650,000 Leasehold

*Waterford's* W  
Residential Sales & Lettings



## Golf Drive | Camberley | GU15 1FF Guide Price £650,000

An immaculately presented two bedroom ground floor apartment with a private terrace and enjoys communal grounds overlooking the 18th green of Camberley Heath Golf course. The apartment benefits from high specifications and two allocated parking spaces.

- Two double bedrooms
- Fitted kitchen and utility
- two allocated parking spaces
- Two bathrooms
- Ground floor
- Private terrace
- Built by Millgate Homes in 2019
- Backing onto Camberley Heath Golf Club
- Square Footage: 1,140 sq ft
- Council Tax = D

### Description

Built by Millgate Homes in 2019, Kings Ridge is a prestigious gated development of twelve luxurious apartments adjacent to the 130 acres of Camberley Heath Golf Club, with picturesque views from the communal grounds across the 18th green. The apartment is approached from the communal entrance hall via a video entry system. The front door of the apartment leads to the entrance hall with various storage cupboards and a utility closet with space for a washing machine and tumble dryer. The living/dining room has a square bay with French doors to a private terrace and has an open plan kitchen with cabinets, a range of integrated appliances and quartz worksurfaces. The principal bedroom suite benefits from built-in wardrobes, French doors lead to a private patio area, the luxurious ensuite bathroom with a bath and a large walk-in shower, the second bedroom with built in wardrobes is served by a bathroom. The whole apartment enjoys underfloor heating.

996 years lease remaining  
£2,862 pa service charge





High  
specifications

1,140 sq ft



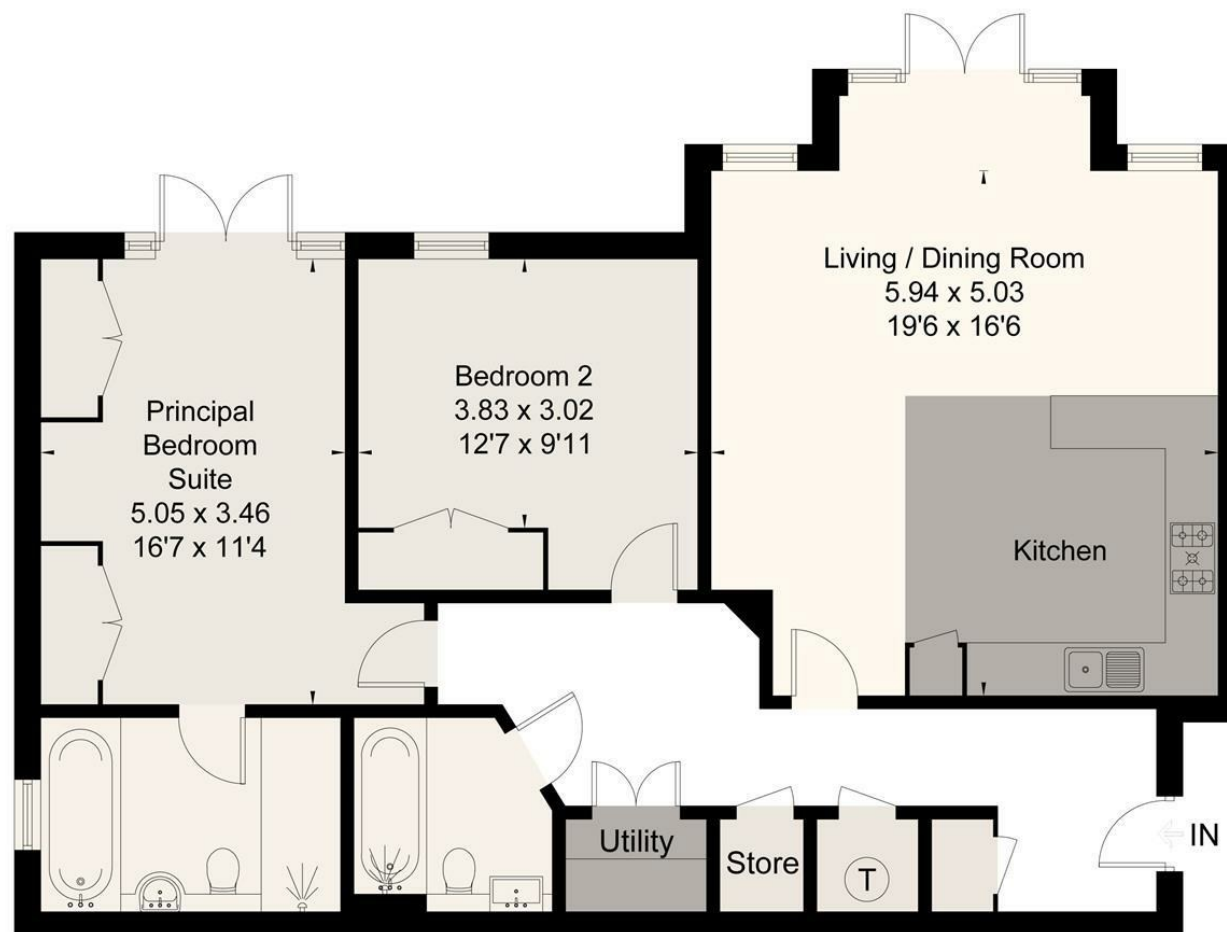
## Outside

Kings Ridge is approached by electric gates and the apartment has two allocated parking spaces, the apartments at Kings Ridge is adjacent to the 18th tee, the landscaped communal gardens with a gazebo enjoy views. The apartment also benefits from an underground storage unit.

## Location

Camberley Town Centre has a good variety of retail shops and a wide selection of restaurants. There are regular train services direct to London from Camberley approximately 2 miles and mainline station at Farnborough, approximately 3.5 miles. By road Camberley is convenient for M3 (junction 3) approximately 6.6 miles, M25 (junction 13) 13.3 miles and Heathrow Airport (T5) approximately 17 miles. Sporting facilities in the area include golf at the adjacent Camberley Heath, Wentworth and Sunningdale and tennis at Frimley Lawn Tennis Club. Regional events include racing at the world renowned Ascot racecourse, and polo at the Royal County of Berkshire polo club in Winkfield. Schools locally include Crawley Ridge Infants and Junior School, Farnborough Hill, Lyndhurst School, Wellington and Kings International college.

Approximate Area = 105.9 sq m / 1140 sq ft  
For identification only. Not to scale.  
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 285959



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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