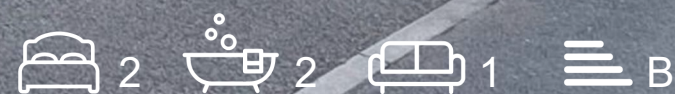




8 Kingfisher House Hurst Avenue, Camberley, GU17 9AS

Price guide £280,000





# 8 Kingfisher House Hurst Avenue

Camberley, GU17 9AS

- Two Bedrooms
- Remainder of 10 Year NHBC Guarantee
- Two Parking Spaces
- Close To Beautiful Woodland
- Second Floor Apartment
- As New Inside
- Easy access to Good Road Links
- Ensuite To Bedroom One

Looking for a modern, immaculate home in a sought-after location? Don't miss out on this exceptional property nestled in Helios Park, a cutting-edge development straddling the Farnborough/Blackwater border. This prime location offers quick access to Junction 4a of the M3, offering smooth journeys to both London and the South Coast.

The residence boasts fantastic living spaces, a stunning kitchen complete with ample workspace, two double bedrooms, an ensuite attached to the master bedroom, a private balcony, a sumptuous bathroom, and the added bonus of two parking spaces.

Further perks include gas central heating, substantial storage space in the hallway, built-in wardrobes in the master bedroom, and a video entry phone system for increased security.

The cherry on top? This property comes with an impressive lease of 995 years. It's a ready-to-occupy treasure that would be an ideal fit for a first-time buyer or a shrewd investor. Don't let this golden opportunity slip away!



## Entrance Hall

**Living Area** 17x13'10 (5.18mx4.22m)

## Kitchen Area

## Balcony

**Bedroom One** 15'9x9'10 (4.80mx3.00m)

## Ensuite

**Bedroom Two** 12'x9'9 (3.66mx2.97m)

## Bathroom

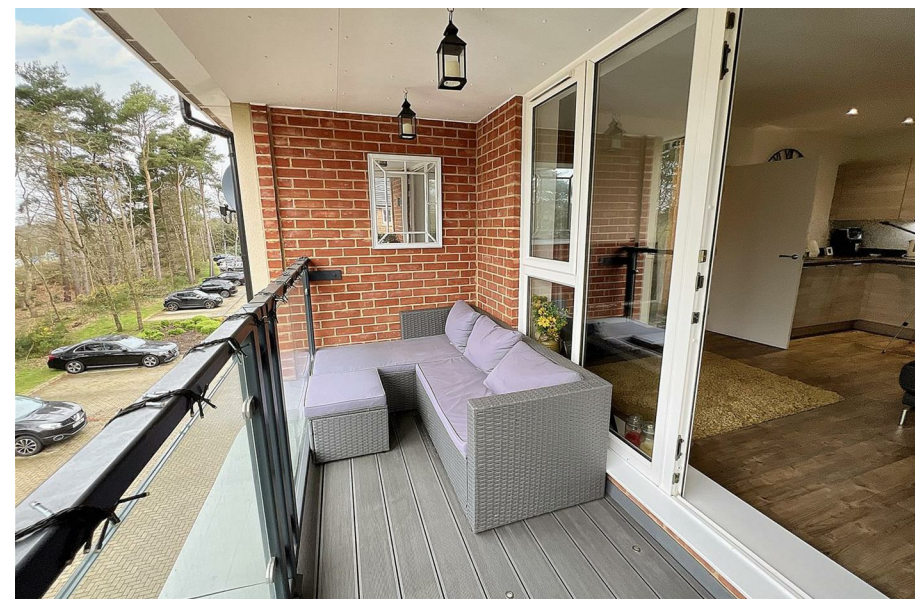
## Outside And Parking

The property comes with two parking spaces to the rear of the building. The location also offers easy access to outstanding woodland area.



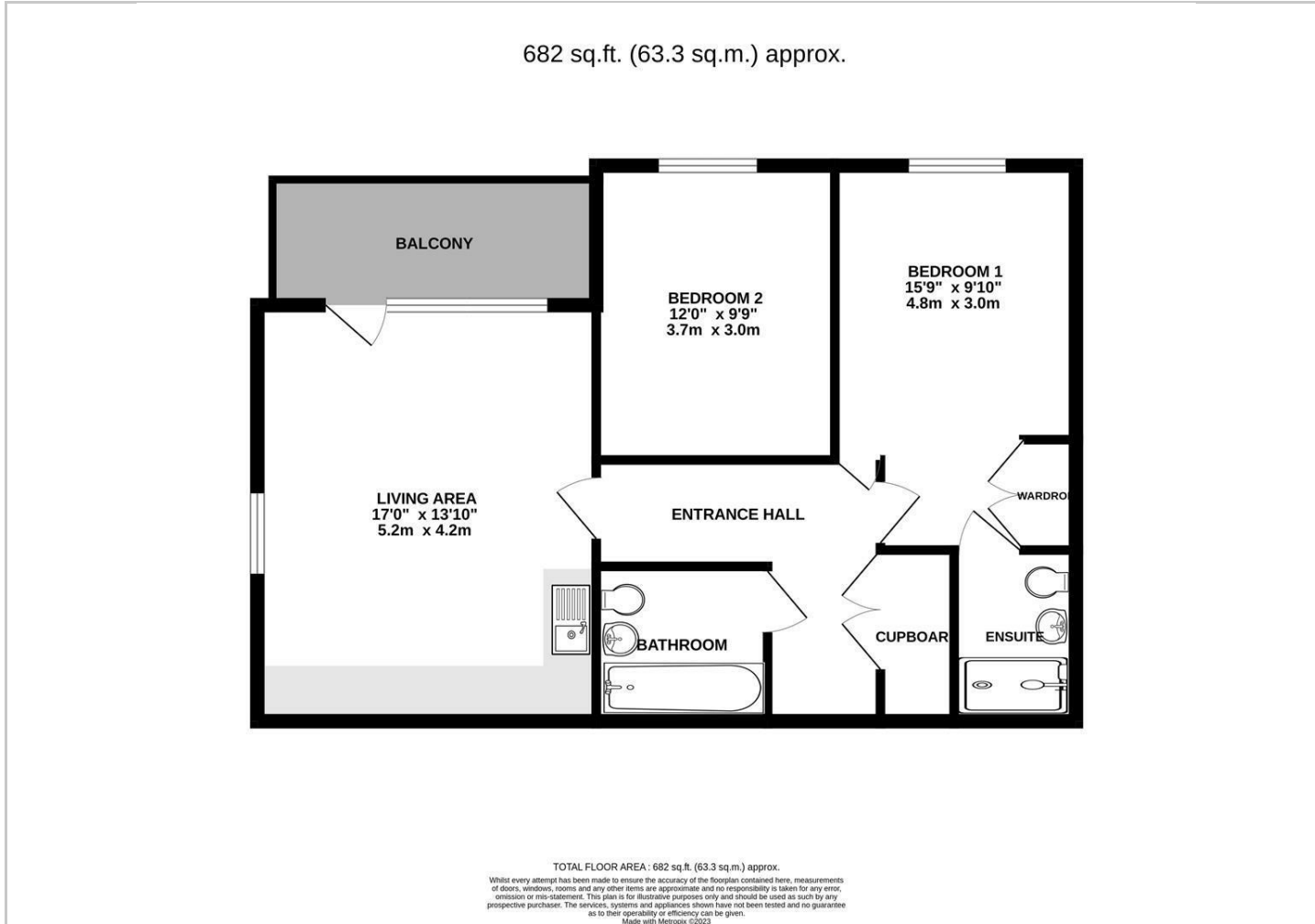
## Directions

Head south-west on M3, at junction 4a, take the A327 exit to Farnborough(West)/Fleet/A3013. Keep left at the fork, follow signs for A327/Blackwater/Yateley/Reading and merge onto A327, at the roundabout, take the 2nd exit, turn right, destination will be on the right.





## Floor Plans



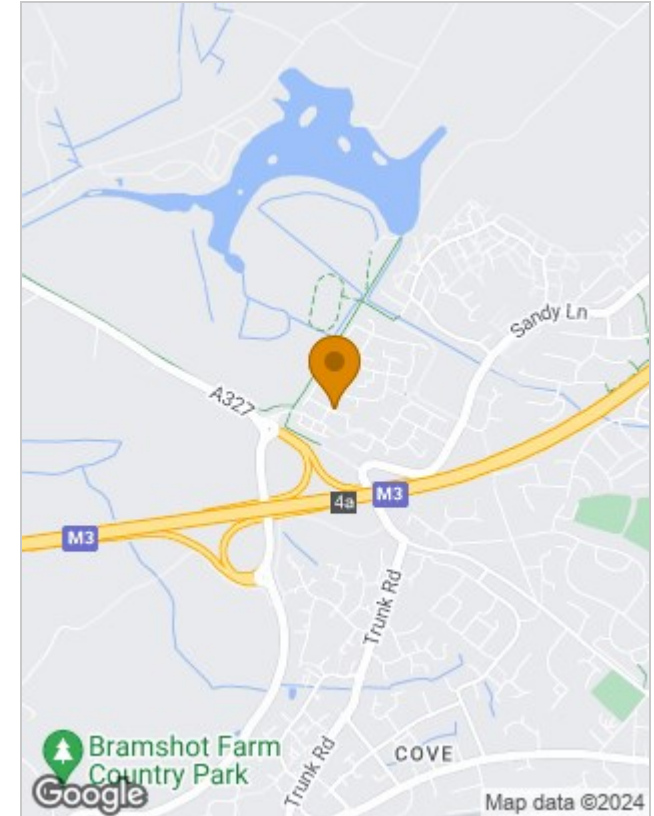
## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Hub Fowler Avenue, Farnborough Business Park, Farnborough, Hampshire, GU14 7JF  
Tel: 01252 561000 Email: sales@tekoop.co.uk <https://www.tekoop.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	