

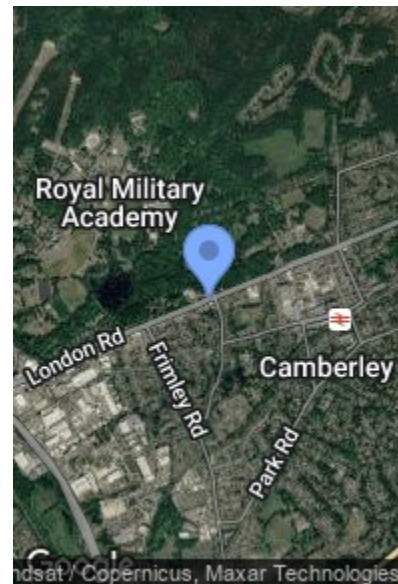


283 LONDON ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £210,000

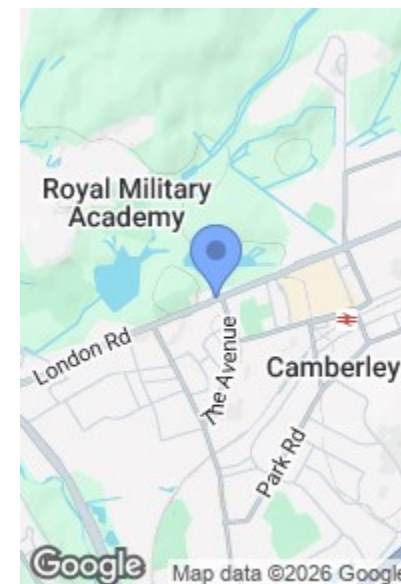
ROAD MAP



HYBRID MAP



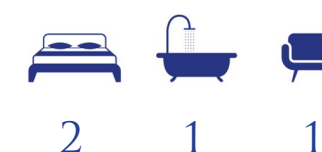
TERRAIN MAP



Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



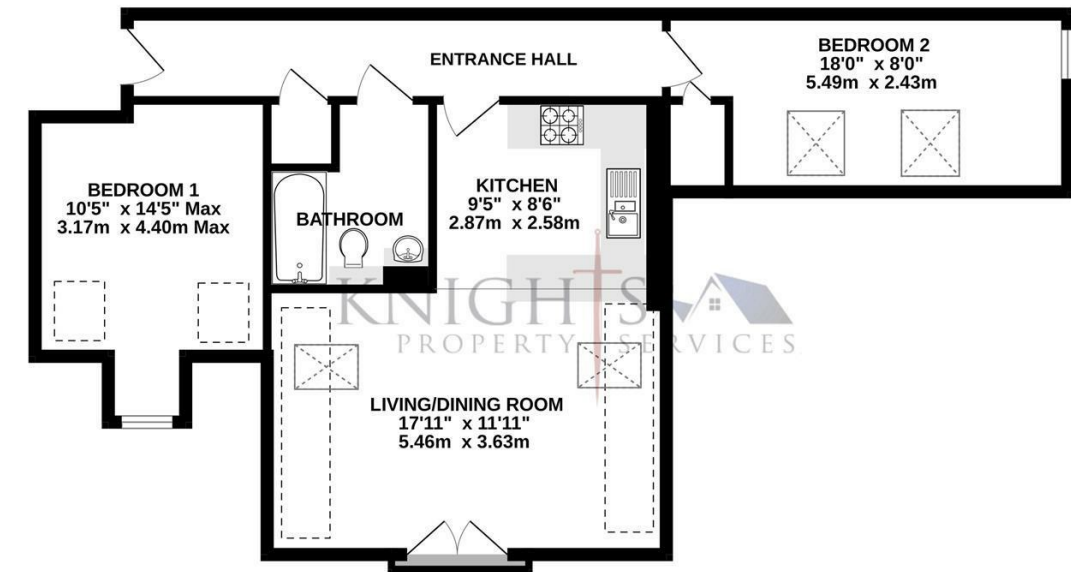
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	72	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

THIRD FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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.
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MAIN FEATURES

- No Onward Chain
- Very Well Presented
- Juliet Balcony
- Close To Local Amenities
- One Allocated Underground Parking Space
- Third Floor Apartment
- Two Double Bedrooms
- Prime Position
- Good Transport Links

FULL DETAILS

Entrance Hall

Enter via door, cupboard and laminate flooring.

Kitchen

Range of base and eye level units, hob, oven, extractor hood, sink, fridge/freezer and space for; washing machine. Laminate flooring.

Living/Dining Room

Velux windows, laminate flooring and doors leading to the juliet balcony.

Bedroom One

Double bedroom and carpet flooring.

Bedroom Two

Double bedroom, two velux windows and laminate flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below, heated towel rail, tiled flooring and partly tiled walls.

Lease Information

We have been advised by the current owner that there is approximately 104 years left on the lease.

The current ground rent is £200 per annum and the current service charge is approximately £2024 per annum. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Council Tax

Band D.

283 LONDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - NO ONWARD CHAIN - New to the market for sale is this third floor apartment in Dorchester Court, occupying a prime position close to great transport links and a wide range of local amenities from Camberley town centre to Places Leisure and The Meadows shopping centre. The very well presented apartment comprising; open plan kitchen leading into the living/dining room with juliet balcony, two double bedrooms and a modern bathroom. In addition to well maintained communal grounds, the property also comes with one allocated underground parking space.