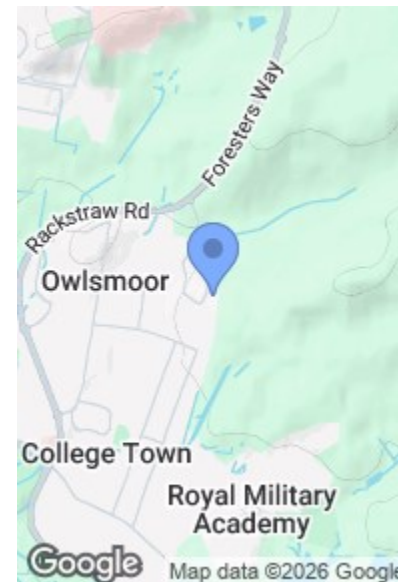


ROAD MAP

HYBRID MAP

TERRAIN MAP



WOODLANDS COURT, SANDHURST GU47  
OFFERS IN EXCESS OF £160,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		







## MAIN FEATURES

- No Onward Chain
- One Double Bedroom
- Ground Floor Apartment
- Claremont Wood Development
- Undergoing A New Lease Extension
- Close To Local Amenities
- Separate Kitchen
- Good Transport Links

## FULL DETAILS

### Entrance Hallway

Enter via door and storage cupboard.

### Reception Room

Carpet flooring.

### Kitchen

Range of base and eye level units, gas hob, oven, extractor fan, sink and space for; washing machine and fridge/freezer. Partly tiled walls.

### Bedroom

Double bedroom and carpet flooring.

### Bathroom

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

### Council Tax

Band B.

### Lease Information

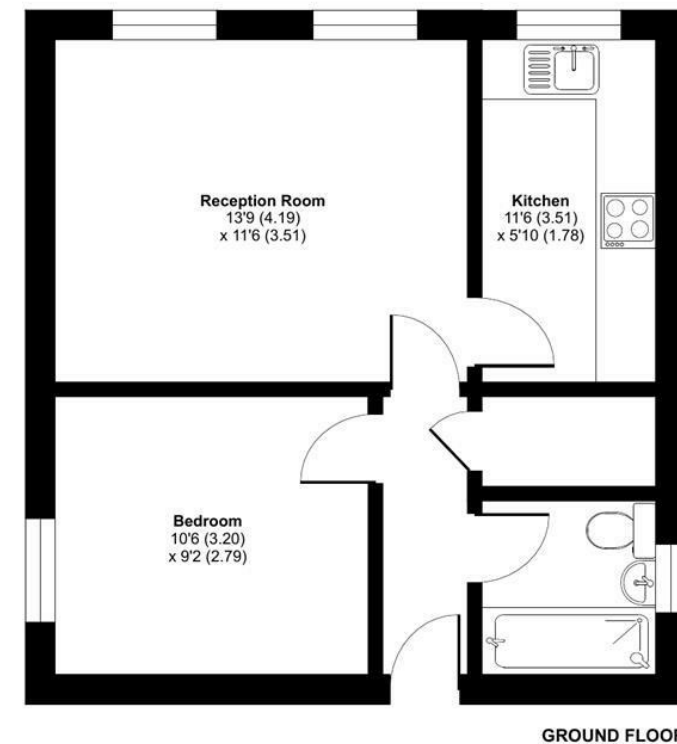
The owner is currently undergoing a new lease extension. The current service charge and ground rent combined is approximately £160.74 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN

### Woodlands Court, Owlsmoor, Sandhurst, GU47

Approximate Area = 430 sq ft / 39.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1263451

## WOODLANDS COURT, SANDHURST GU47

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\***UNDERGOING A NEW LEASE EXTENSION**\*\***  
For sale is this ground floor apartment, located on the ever popular Claremont Wood development. The property comprising; kitchen, reception room, double bedroom and bathroom. The property comes with residential parking and some of the rooms have recently been painted. A standout feature is that the owner is currently undergoing a new lease extension. Sandhurst has a wide range of amenities from the Meadows shopping centre, to the memorial park and Swinley Forest. It is also ideally situated for great commuter links.