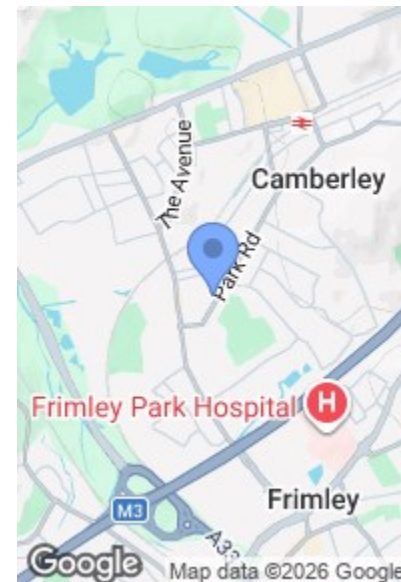
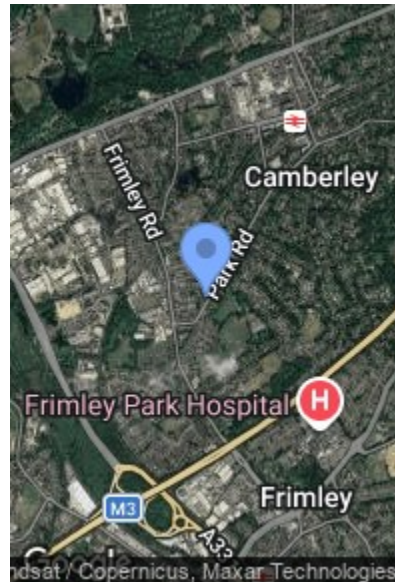
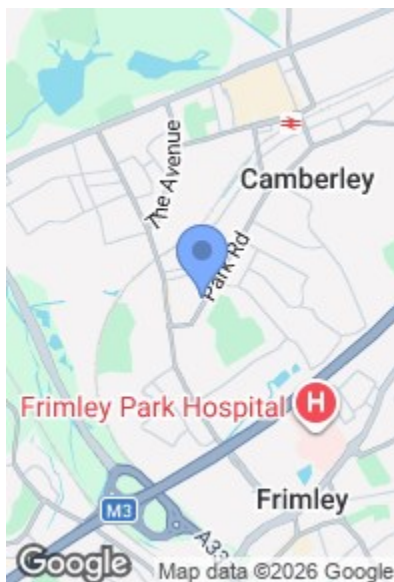


ROAD MAP

HYBRID MAP

TERRAIN MAP



BLenheim PLACE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £250,000

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		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Top Floor Apartment
- Very Well Presented
- Lift In The Block
- Beautiful Communal Grounds
- Two Bedrooms
- En Suite To Bedroom One
- Two Permit Parking Spaces
- Loft Access
- Option To Buy Property Furnished

## FULL DETAILS

### Entrance Hall

Storage cupboards and laminate flooring.

### Living/Dining Room

Dual aspect and laminate flooring.

### Kitchen

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

### Bedroom One

Wood panelling to wall, wardrobe, laminate flooring and door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin, partly tiled walls and tiled flooring.

### Bedroom Two

Laminate flooring.

### Bathroom

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

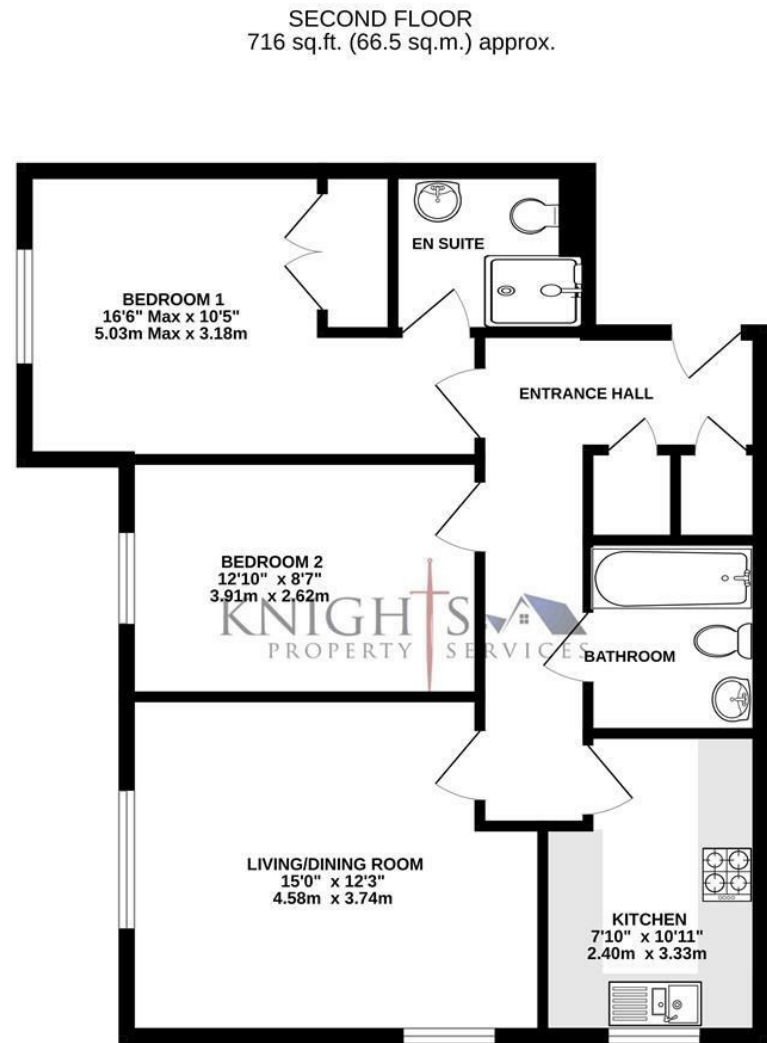
### Council Tax

Band C.

### Leasehold Information

We have been advised by the current owner that there is approximately 104 years left on the lease. The current service charge is approximately £2591.58 per annum and the current ground rent is approximately £250 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

## FLOORPLAN



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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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## BLenheim PLACE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\* For sale is this very well presented modern apartment, which is being sold with no onward chain. The top floor property comprising; living/dining room, kitchen, two bedrooms with an en suite to bedroom one and a further bathroom. Blenheim Place has beautiful communal grounds and a lift in the block. The property comes with two permit parking spaces.

Camberley town centre and its array of amenities are within walking distance, such as The Atrium, The Square shopping centre, train station and Places Leisure. Frimley Road is within a short walk with its great variety of amenities such as Cafe de Ville, Co-op and Pizza Hut to name a few. Watchetts Recreation Ground and park are also a very short walk away. The property is ideally situated for great commuter links.