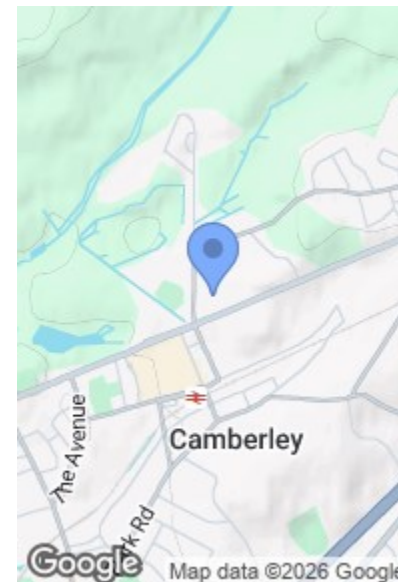
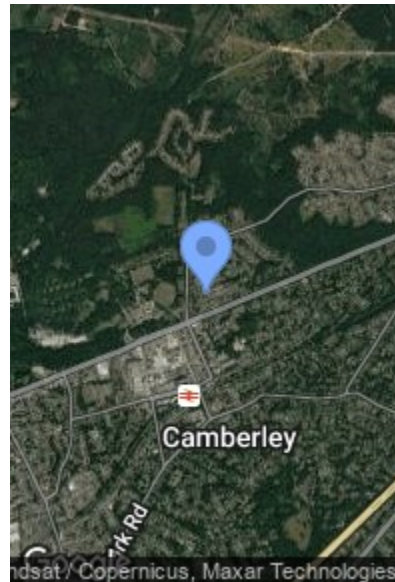
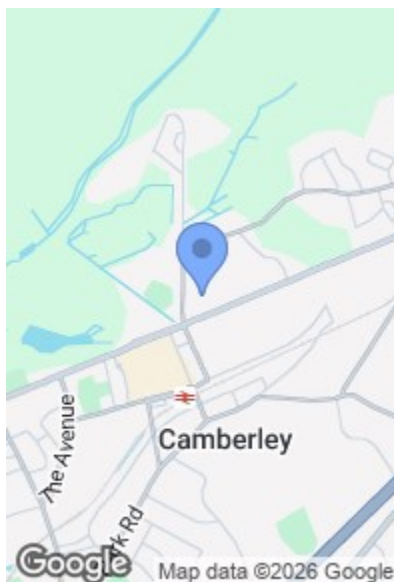




ROAD MAP

HYBRID MAP

TERRAIN MAP

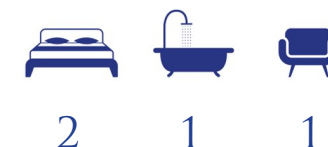


YORK PLACE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £220,000

Camberley 01276 539111  
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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                                   |                         |           |
| (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

- Ground Floor Apartment
- Two Double Bedrooms
- Recently Painted & New Flooring
- New Boiler
- Walking Distance Of Camberley Town Centre
- Very Well Presented
- New Bathroom
- New Radiators
- Garage & One Allocated Parking Space

## FULL DETAILS

### Hallway

Enter via door, storage cupboards (one with a new Stiebel Eltron boiler) and luxury vinyl tile (LVT) flooring.

### Reception Room

LVT flooring.

### Kitchen

Range of base and eye level units, hob, oven, extractor fan, sink, partly tiled walls and LVT flooring. Space for; washing machine and fridge/freezer.

### Bedroom One

Double bedroom, wardrobe and LVT flooring.

### Bedroom Two

Double bedroom, wardrobe and LVT flooring.

### Bathroom

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

### Leasehold Information

We have been advised by the owner that there is

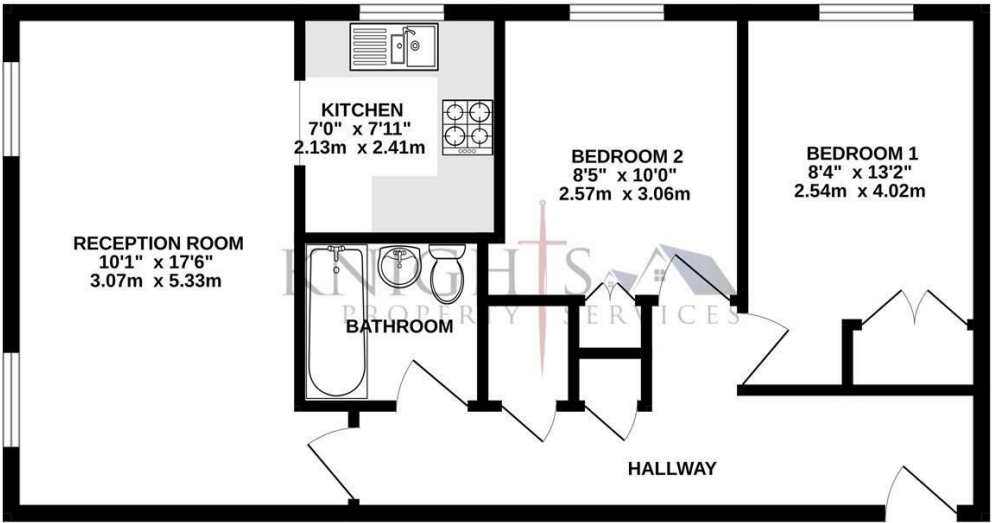
approximately 994 years left on the lease. The current service charge is approximately £1259.27 per annum and we have been advised that there is currently no ground rent. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band C.

## FLOORPLAN

GROUND FLOOR  
593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.0 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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## YORK PLACE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this ground floor apartment in York Place, which is ideally situated within close proximity of all that Camberley has to offer such as The Atrium complex, The Square shopping centre, Places Leisure and train station.

The beautifully presented apartment comprising; reception room, modern kitchen, modern bathroom and two double bedrooms. The property comes with one allocated parking space and a garage. Standout features to mention is the work the current owner has done such as a new bathroom, painted throughout with new flooring and a new Stiebel Eltron boiler.

As well as being ideally situated for good transport links, The Meadows is also within close proximity with a large M&S and a Tesco with a Next opposite.