

Kings Ride,
Camberley, Surrey, GU15 4HX

£1,600 PCM

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A character semi detached property situated within walking distance of Camberley Town Centre and the train station. The accommodation comprises an entrance hall, two reception rooms, modern kitchen and utility room on the ground floor, whilst the first floor offers two double bedrooms and a bathroom with bath, separate shower cubicle, w/c and hand wash basin. To the rear there is gated access to off road parking as well as a lawn area with various shrub and bush borders and a shed.

Unfurnished and available immediately

Council tax band: C

EPC rating: D

Minimum tenancy length - 12 months with a 6 month break clause

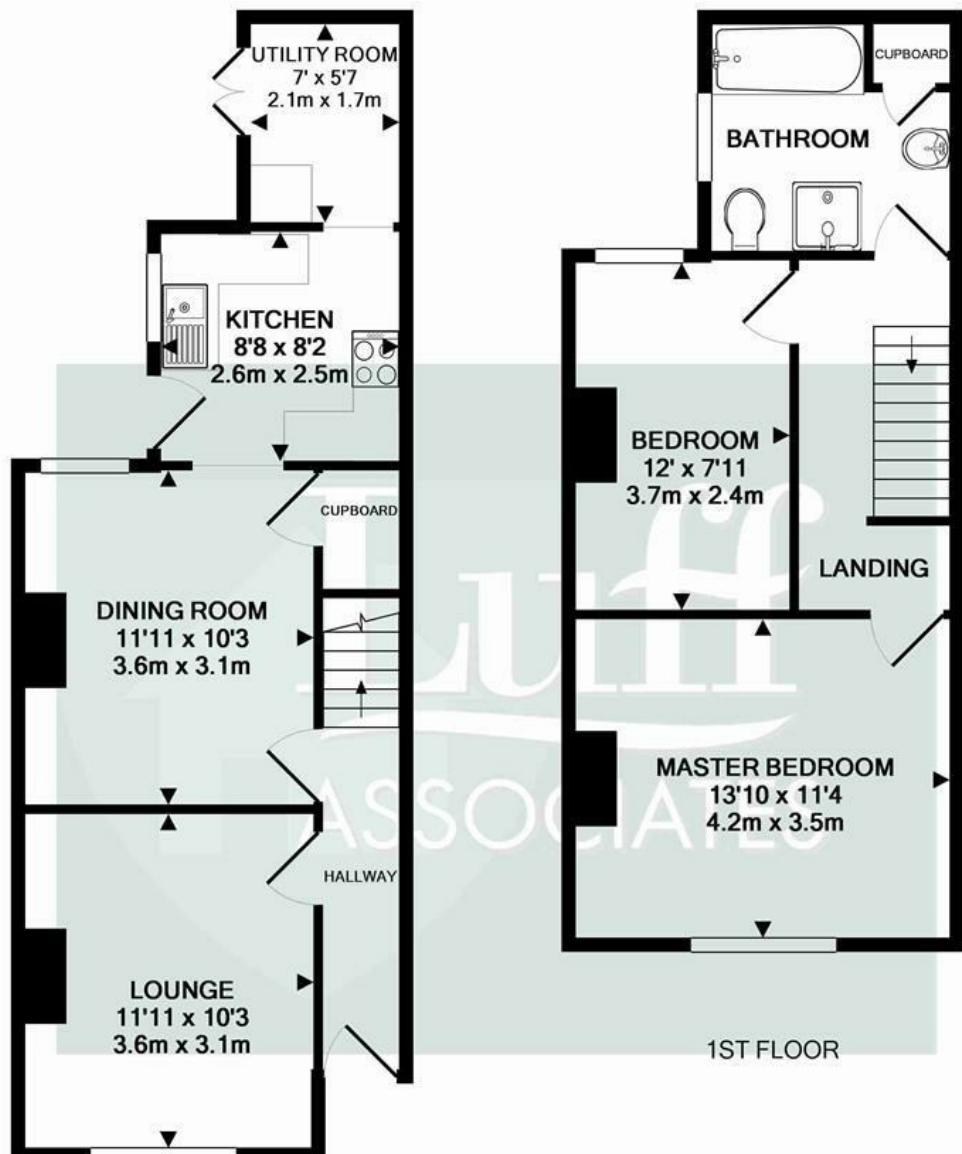
Deposit = 5 weeks rent - £1,846

First Months rent - £1,600

Holding deposit - £369 (will be deducted from the first months rent upon move in)



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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	84	
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained.