



Upper Gordon Road, Camberley GU15 2HP

£1,300 PCM

Luff
ASSOCIATES
letting specialists



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- First floor apartment
- New kitchen
- Town centre location
- Unfurnished
- Two bedrooms
- New carpets
- Newly decorated
- Permit parking for one car

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Description

REDECORATED AND RECARPETED THROUGHOUT, PLUS BRAND NEW KITCHEN

A two bedroom first floor apartment located within very close proximity to Camberley town centre and rail station. The accommodation has undergone a lot of refurbishment to include a new kitchen, new carpets and a full redecoration. It comprises an entrance hall, spacious sitting room, brand new kitchen, two bedrooms (one double and one single) plus the modern bathroom with shower over the bath. Outside there are communal gardens and residents permit parking for one car.

Unfurnished and available immediately

Council tax band: C

EPC rating: B

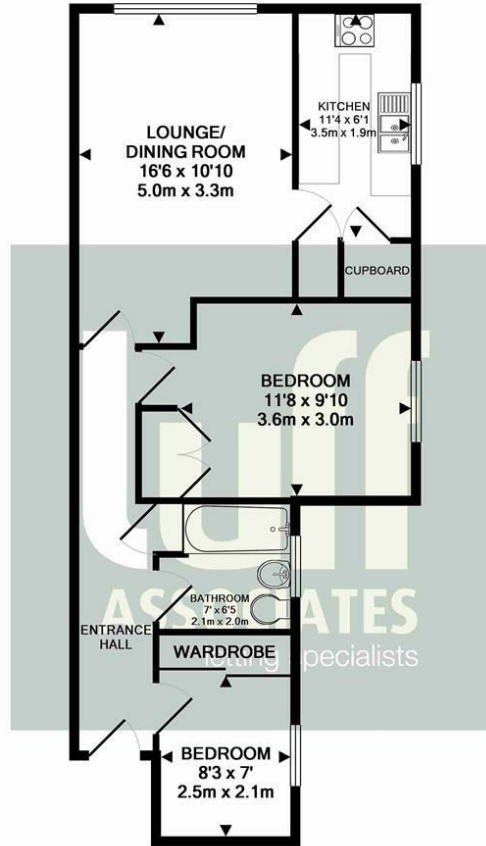
Deposit = 5 weeks rent - £1,500

First Months rent - £1,300

Holding deposit - £300 (will be deducted from the first months rent upon move in)



Floorplan

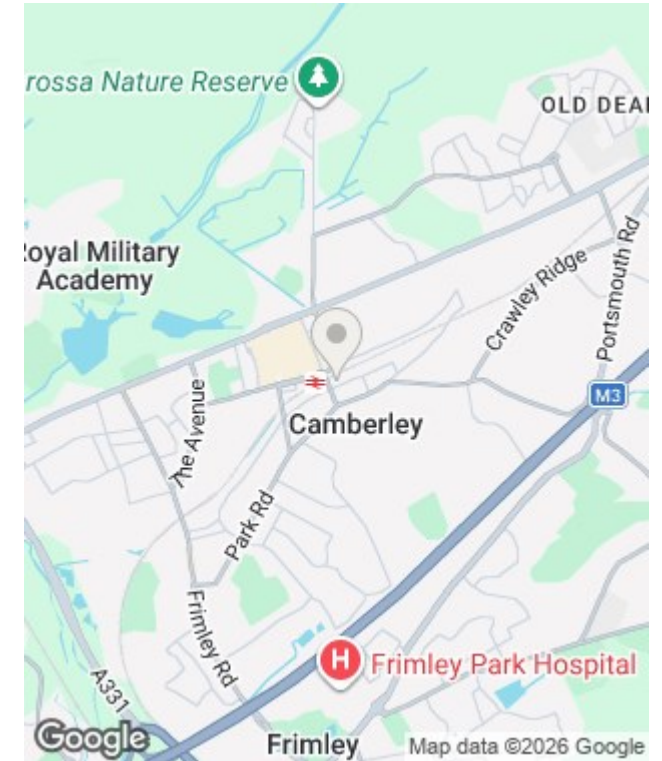


TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 SQ.M.)

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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Area Map



| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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LUFF & WILKIN
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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