



Blenheim Place | Camberley | Surrey | GU15 2SS

Offers Over £260,000 Leasehold



## Blenheim Place | Camberley Surrey | GU15 2SS Offers Over £260,000

A well appointed two bedroom second floor apartment served by a lift located in a desirable position, situated within walking distance of Camberley Town centre. The property offers two bedrooms, two bathrooms, separate kitchen, a rear aspect lounge with a Juliette balcony.

- Two Bedrooms
- Ensuite Shower Room
- Communal Gardens
- Resident parking
- Second floor apartment
- Lift to all floors
- Convenient for Town Centre
- No Onward Chain

### Accommodation

The apartment is approached by a entry phone system to the communal hallway, with a lift and stairs to all floors. This 2nd floor apartment has a front door opening to a central hallway with an airing cupboard. The rear aspect living/dining room has a Juliette balcony with views over the communal garden and the adjoining Kitchen has a good range of cabinets and a selection of integrated appliances. The main bedroom benefits from built-in wardrobes and an ensuite shower room, the second bedroom is served by a bathroom. NB: The property is unfurnished and several images have been enhanced with CGI's.

Lease: 108 years remaining Service Charge: £2,928 pa Ground Rent: £250 pa



No onward chain



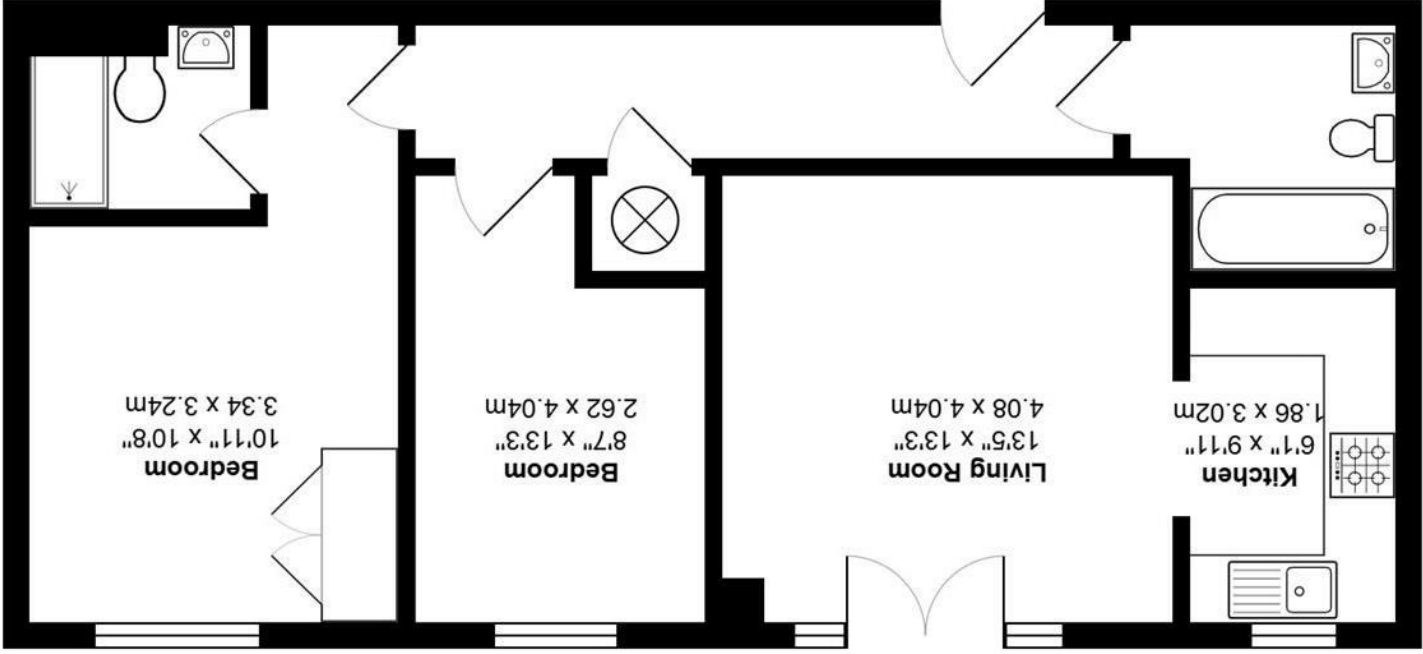
## Outside

Brick and wrought iron fencing to the front leads to front and rear parking areas for residents and visitors, as well as a communal garden to the rear of the apartment building.

## Location

Located in an established road close to Camberley Town Centre, this modern apartment is in an convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance. and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.

Blenheim Place, Camberley, GU15 2SS



Total Area: 720 ft² ... 66.9 m²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 81                                          | 84        |
| Energy Efficiency Rating Legend             |           |
| Very energy efficient - lower running costs |           |
| A                                           | 92-100    |
| B                                           | 81-91     |
| C                                           | 69-80     |
| D                                           | 55-68     |
| E                                           | 49-54     |
| F                                           | 39-48     |
| G                                           | 21-38     |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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