



Cranmer Lodge, Camberley GU15 3TF

**£1,100 PCM**

**luff**  
**ASSOCIATES**  
letting specialists





## Cranmer Lodge, Camberley. GU15 3TF

**£1,100 PCM**

- First floor apartment
- One bedroom
- Modern kitchen
- Communal gardens
- Character building
- Spacious lounge
- Parking
- Close to town centre

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## Description

A first floor character conversion apartment situated within a short walk of Camberley town centre with its wide range of shops, eateries, entertainments and railway station.

The property boasts many original features including sash windows and high ceilings. The accommodation comprises an entrance hall linking a spacious lounge with feature fireplace, a modern fitted kitchen, double bedroom and a bathroom. Outside there is allocated parking and communal gardens.

Unfurnished and available immediately

Council tax band: B

EPC rating: D

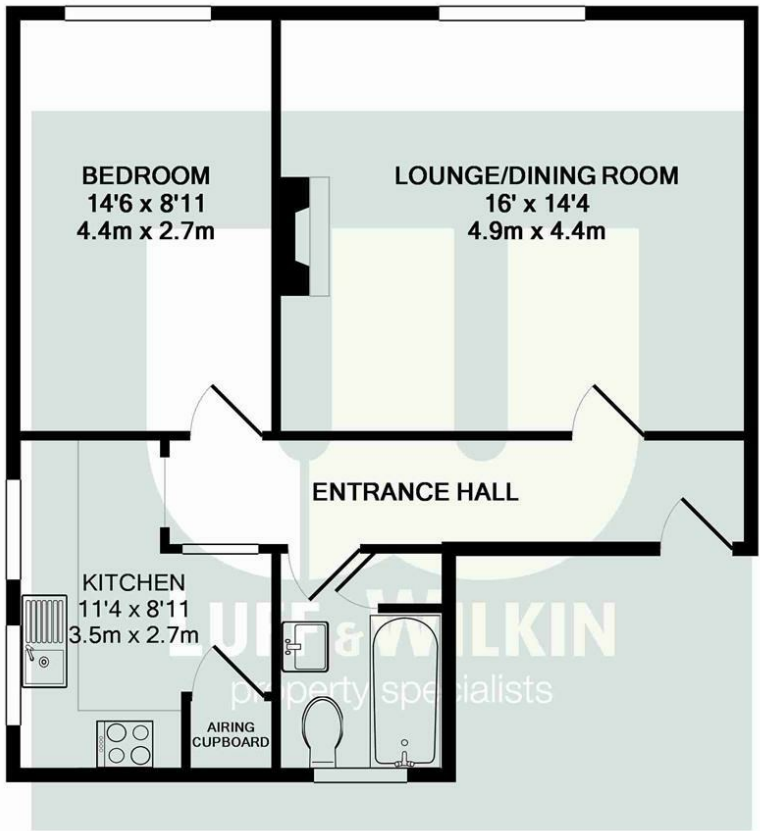
Deposit = 5 weeks rent - £1,269

First Months rent - £1,100

Holding deposit - £253 (will be deducted from the first months rent upon move in)



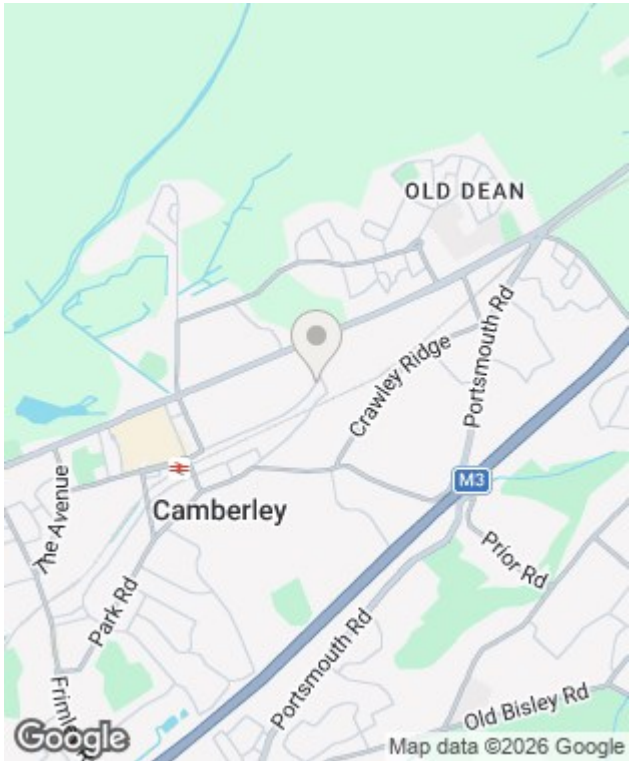
Floorplan



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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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