



## Flat 5

Lake Avenue | Mytchett | Camberley | GU16 6GW

Price Guide £335,000 Leasehold

*Waterfords* W  
Residential Sales & Lettings

# Flat 5

Lake Avenue | Mytchett

Camberley | GU16 6GW

Price Guide £335,000

The well presented apartment enjoys stunning lakeside views and benefits from two generously sized double bedrooms, a balcony with views of the lake and an ensuite shower room. Located on the prestigious Waters Edge development, the apartment is conveniently located for access to a mainline station or road links to M3 for London or South Coast.

- Lakeside setting
- Ensuite shower room
- Balcony
- Stunning views
- Two double bedrooms
- 19ft Living/dining/kitchen
- Southerly aspect
- Allocated parking

## Accommodation

This well presented and generously sized apartment enjoys an enviable position on the Waters Edge development with direct views towards the lake. The front door opens to the entrance hall with a large storage cupboard. The 19ft dual aspect living/dining room has French doors opening to the southerly facing balcony with a outlook towards the lake, the kitchen is open plan with an excellent range of shaker styled cabinets complemented by quartz worksurfaces and a range of integrated appliance, The apartment has two well proportioned double bedrooms, the main has timber panelling, a double wardrobe and an ensuite shower room. The generously sized second bedroom is served by a bathroom.

Lease: LEASE HOLD 994 years remaining

Ground rent: £0

Service Charge £ 2100 per annum Approx



Lake views



## Outside

The apartment has an allocated parking space, the communal door with entry phone system opens the the communal hall with stairs to the second floor. The apartment has a balcony to the front with views across to the lake and enjoying a southerly aspect. Residents have access to delightful lakeside walks.

## Location

Mytchett has a selection of local shops, local schools and services, with wider shopping, dining and leisure facilities available in Camberley town centre. Transport links are excellent, with easy access to the A331 and M3 for road commuters, and mainline stations at the nearby Farnborough provides rail connections towards London in approximately 38 minutes. The area is well served by a choice of primary and secondary schools, making it appealing to families. For outdoor lovers and dog owners, Frimley Lodge Park, the Basingstoke Canal towpath and surrounding woodland provide attractive walking and recreation routes.

## Agents note

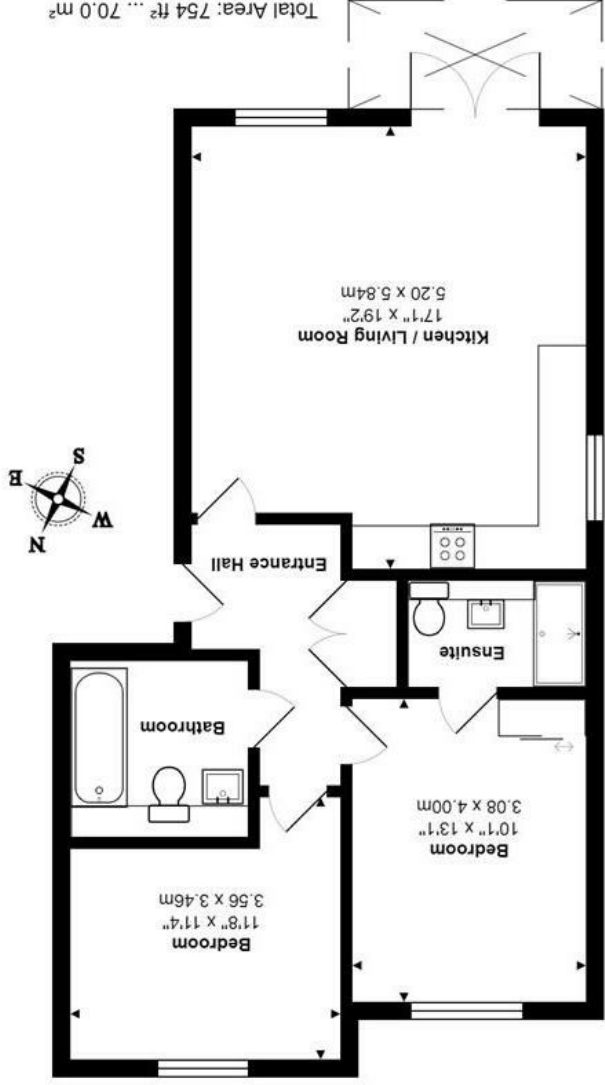
Pursuant to the Estate Agents Act 1979, we are obligated to advise that a co-owner of the property is employed by Waterfords Estate Agents.





Lake Avenue, Mytchett, Camberley, GU16 6GW

Second Floor



Energy Efficiency Rating	
Current	Target
83	83

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (1-20)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (21-30)
F (1-20)	B (81-91)
G (1-20)	A (92 plus)

EU Directive 2002/91/EC  
England & Wales

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