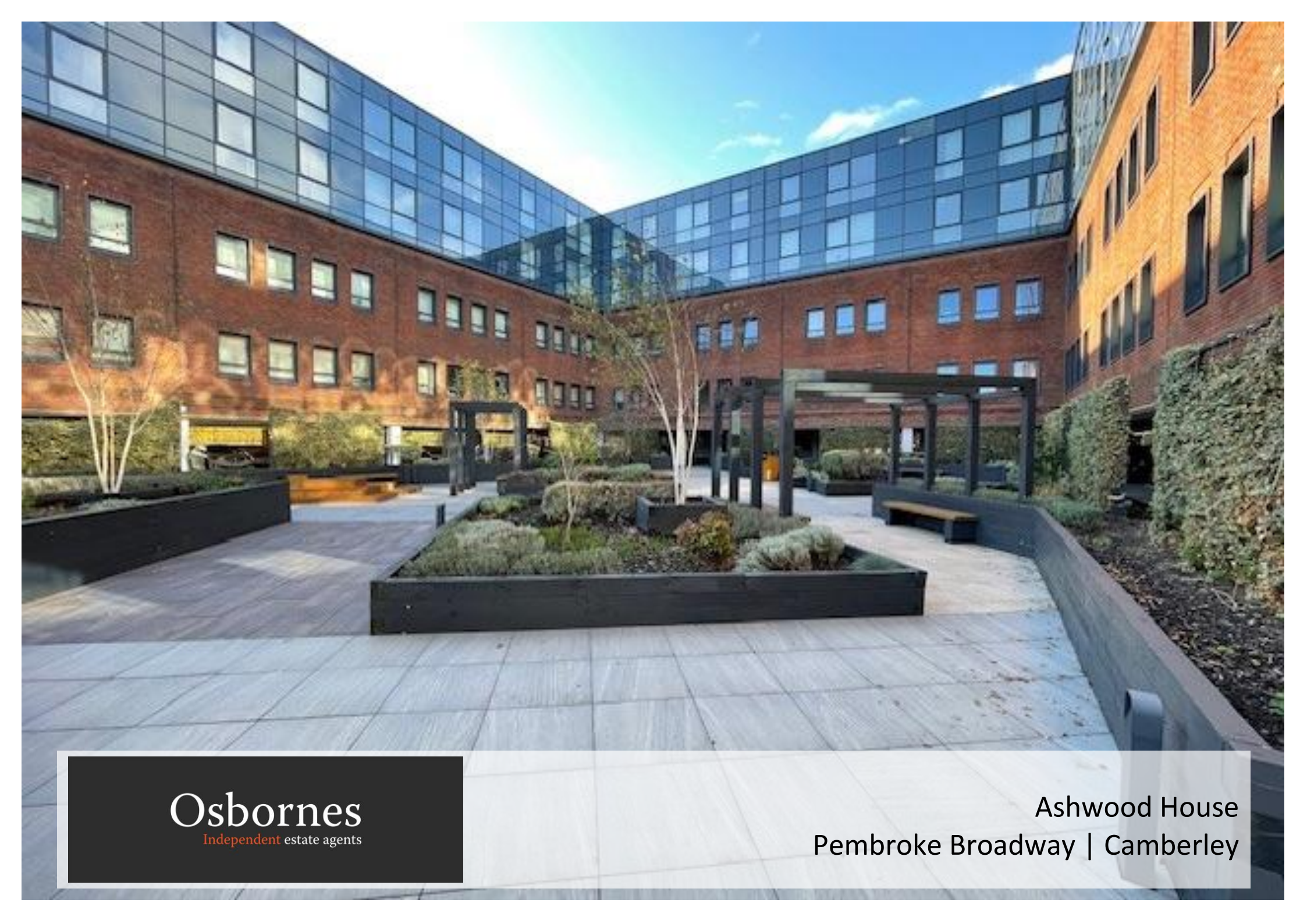




**Osbornes**  
Independent estate agents

Ashwood House  
Pembroke Broadway | Camberley

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## **Osbornes Estate Agents are delighted to present this beautifully finished two-bedroom, two-bathroom apartment located on the fifth floor of Ashwood House**

Two Bedrooms | Contemporary fitted kitchen with integrated appliances, sleek cabinetry, and tiled splashbacks | Modern family bathroom & En-Suite with stylish tiling and chrome fittings | On-site gymnasium, Private cinema room, Dedicated business suite | Allocated space in the secure covered car park. | No Onward Chain

**Offers in excess of £250,000 | Leasehold**

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Osbornes Estate Agents are delighted to present this beautifully finished two-bedroom, two-bathroom apartment located on the fifth floor of Ashwood House, an exclusive Berkeley Homes development in the heart of Camberley. Offering approximately 676 sq. ft. of modern living space. At £414 per sq ft this apartment is below average pound per square foot for the area. The apartment features a bright and spacious open-plan living room and kitchen with floor-to-ceiling windows, providing far-reaching views and an abundance of natural light. The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, while both bedrooms are generously sized, including a master with fitted wardrobes and en-suite shower room. A further stylish family bathroom completes the accommodation. The property also benefits from an external secure storage cupboard, an invaluable



extra for safely storing bicycles, sports equipment, or other belongings without encroaching on your living space. Residents of Ashwood House benefit from outstanding on-site facilities including a private gym, cinema room, and dedicated business suite - perfect for those who work from home. The development also provides secure underground parking. Situated just moments from Camberley town centre, The Atrium leisure complex, and Camberley train station, the property is ideally positioned for both local amenities and commuter links via the M3 and A30. This apartment combines stylish design with exceptional convenience, making it an ideal home for first-time buyers, professionals, or investors alike. EPC C - Council Tax Band C - Lease Remaining 139 Years - Service Charge £242pcm - Ground Rent £250. Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





## Ashwood House

Approximate Gross Internal Area Total = 62.8 sq m / 676 sq ft

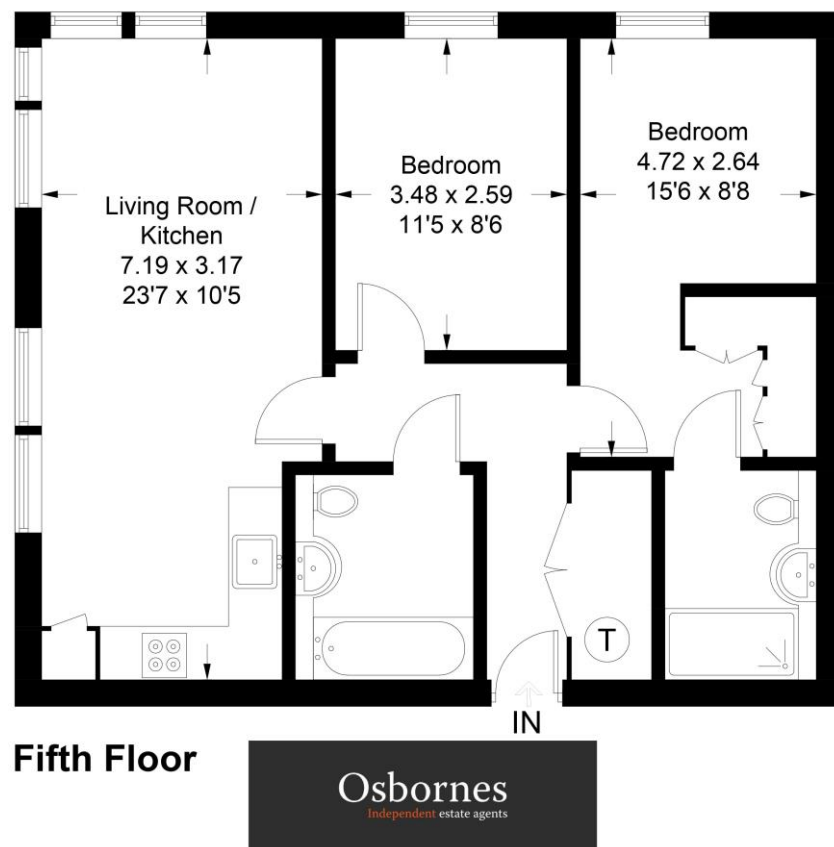


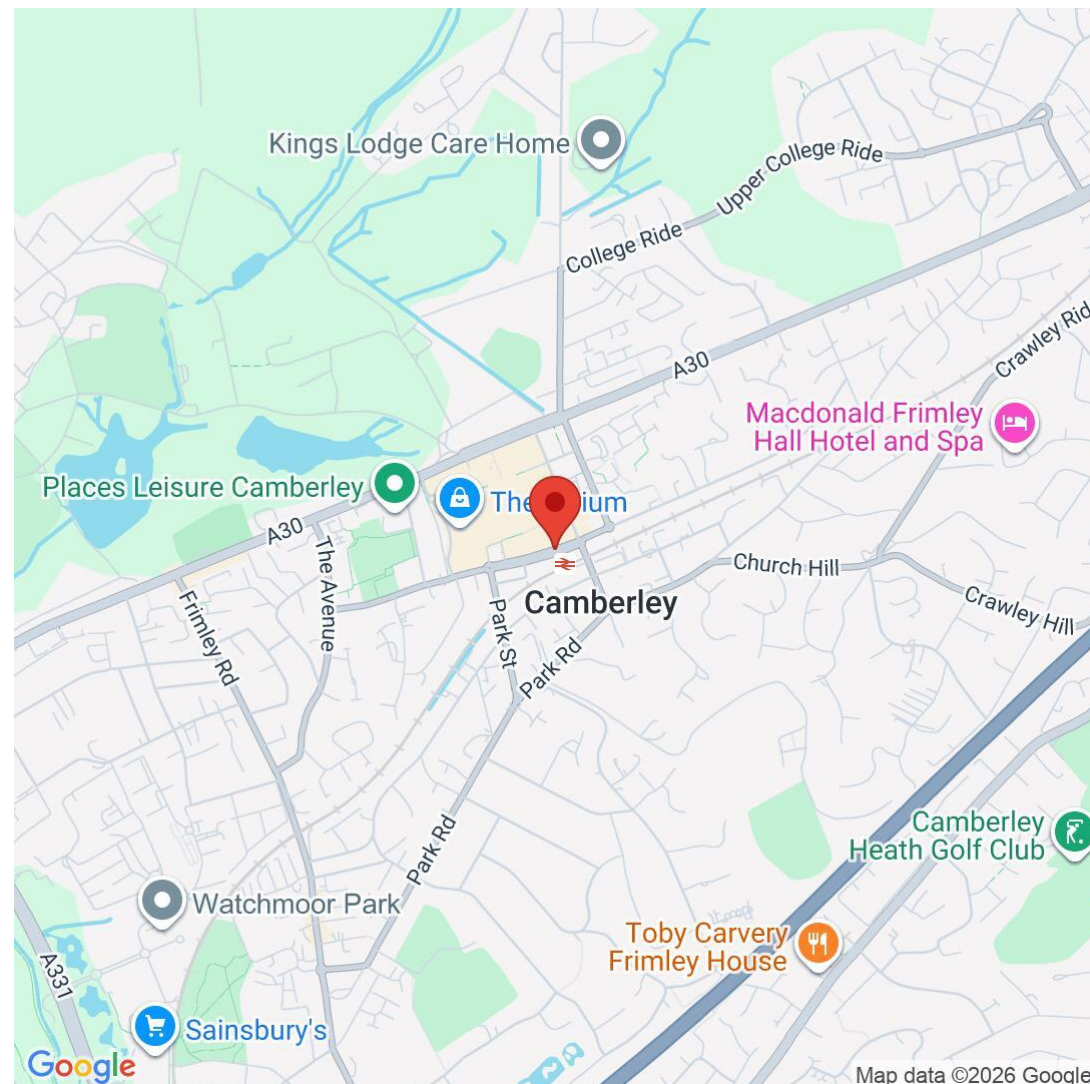
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID747591)

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 72      | 72        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |