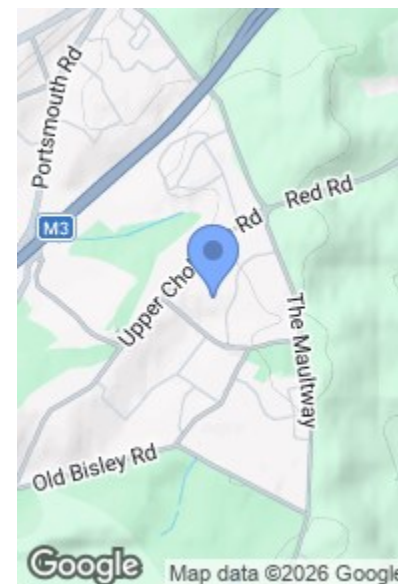
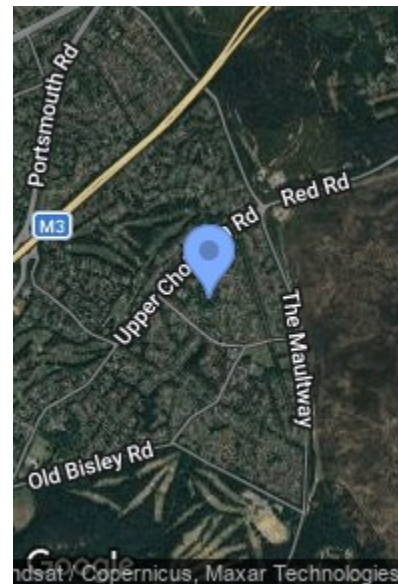
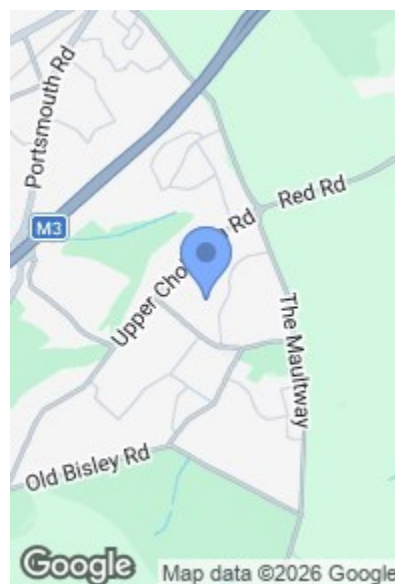




ROAD MAP

HYBRID MAP

TERRAIN MAP

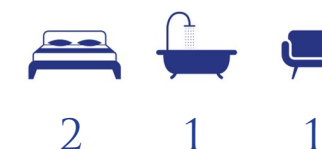


DAWSMERE CLOSE, CAMBERLEY GU15  
£220,000

Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	68	77
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Two Double Bedrooms
- Very Well Presented Throughout
- Allocated Parking Space & Visitor Parking
- Close To Excellent Schools, Amenities, Parks & Camberley Town Centre
- Ground Floor Apartment
- Modern Kitchen & Bathroom
- Well Maintained Communal Grounds
- Good Transport Links
- Large Dual Aspect Reception Room With Woodland Views

## FULL DETAILS

### Hallway

Enter via door, storage cupboards and carpet flooring.

### Reception Room

Dual aspect and carpet flooring.

### Kitchen

Range of base and eye level units, gas hob, extractor fan, oven, washing machine, sink and space for; fridge/freezer. Partly tiled walls and tiled flooring.

### Bedroom One

Double bedroom and carpet flooring.

### Bedroom Two

Double bedroom and carpet flooring.

### Bathroom

Bath with shower attachment, modern WC, wash hand basin, heated towel rail, tiled flooring and tiled walls.

### Leasehold Information

We have been advised by the current owner that there is approximately 83 years left on the lease.

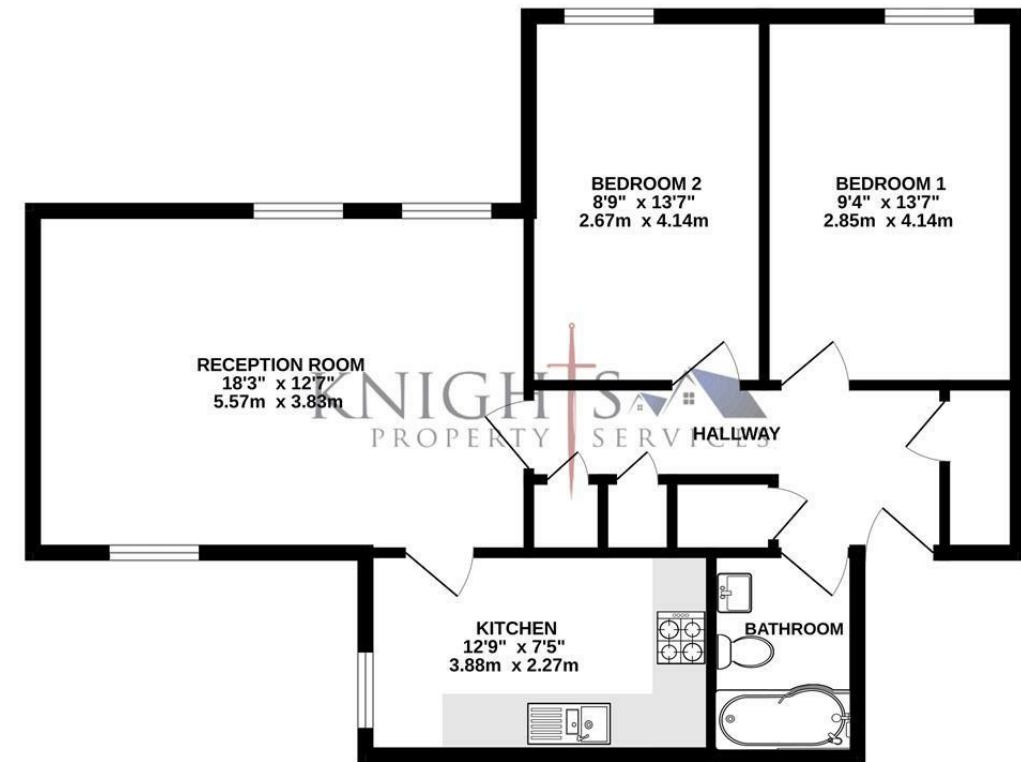
The current maintenance charge is approximately £80.88 per month and the current ground rent is approximately £10 per annum. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band C.

## FLOORPLAN

GROUND FLOOR  
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## DAWSMERE CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Situated within the sought-after Heatherside development, this very well presented ground floor apartment on Dawsmere Close is offered to the market with no onward chain. The accommodation comprises a spacious dual aspect reception room with attractive views over green woodland, a modern fitted kitchen, a contemporary bathroom and two double bedrooms. The property also benefits from four internal storage cupboards, providing excellent practical storage space.

Further benefits include well maintained communal grounds, offering a pleasant outdoor space, an allocated parking space, visitor parking and a secure external storage unit.

Ideally located close to highly regarded schools including Heather Ridge, Ravenscote and Tomlinscote, the property is also within easy reach of local amenities, woodland walks, parks, Pine Ridge Golf Club and Camberley town centre. With its appealing features and prime location, this apartment is not to be missed.