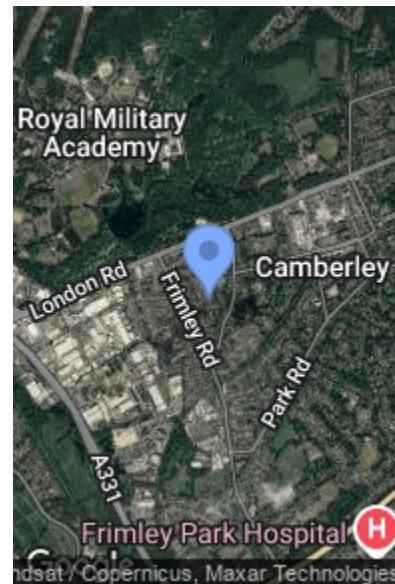


ROAD MAP

HYBRID MAP

TERRAIN MAP

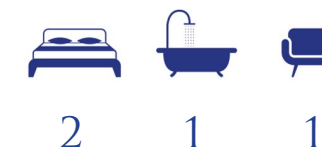


25 WOODLANDS ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £280,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		







## MAIN FEATURES

- Share Of Freehold
- Rarely Available Duplex Apartment
- Two Double Bedrooms
- Close To Local Amenities
- Dedicated EV Charger
- Driveway Parking (One Space)
- Millennial Lease
- Garden
- Good Transport Links

## FULL DETAILS

### Hallway

Enter via door with stairs leading to the second floor. New carpet flooring.

### Kitchen

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

### Reception Room

Storage and laminate flooring.

### Second Floor Landing

New carpet flooring.

### Bedroom One

Front aspect and new carpet flooring.

### Bedroom Two

Rear aspect and new carpet flooring.

### Bathroom

Bath with shower, wash hand basin, exposed wall, tiled flooring and partly tiled walls.

### WC

Low level WC.

### Garden

Mainly laid to slate and patio.

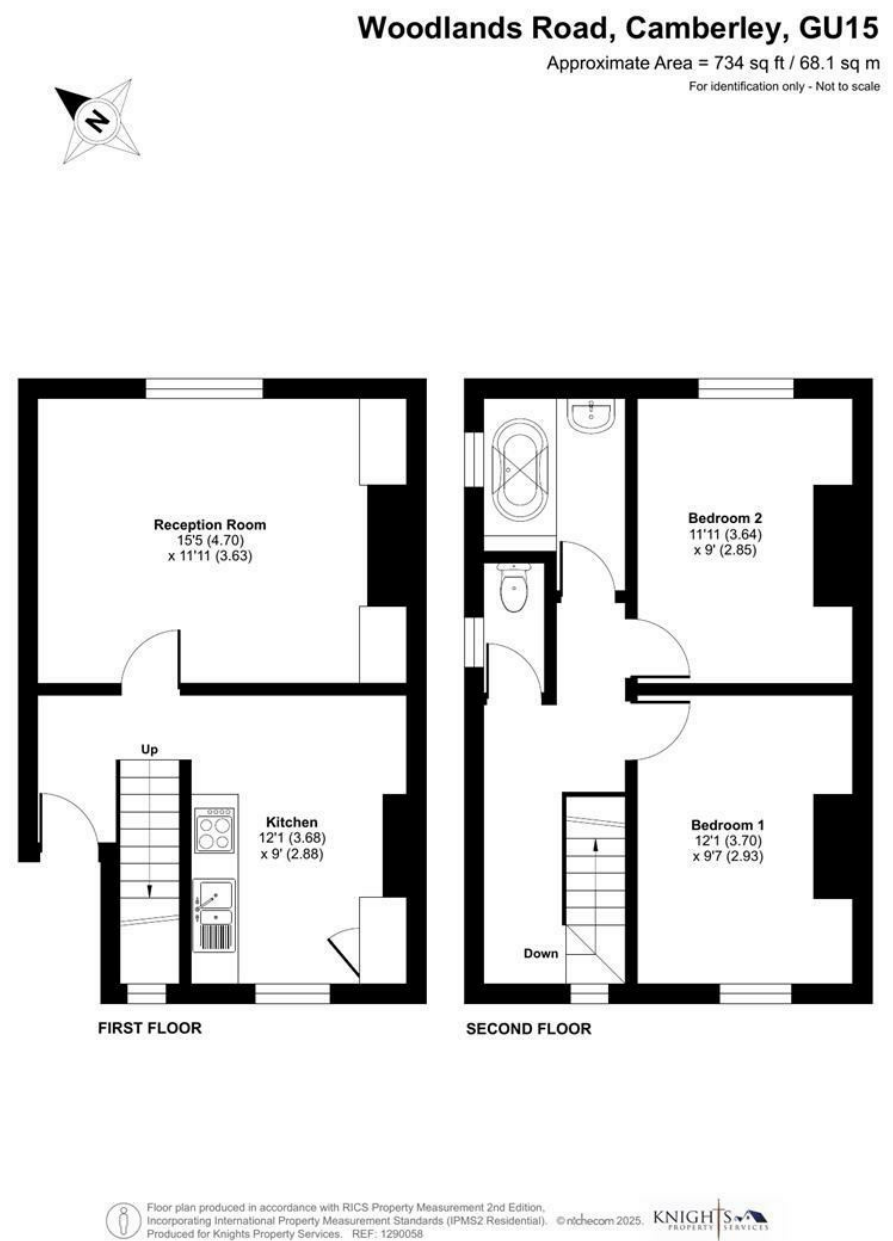
### Council Tax

Band C.

### Leasehold Information

We have been advised by the current owner that the property is share of freehold with a millennial lease (969 years remaining approximately). The current maintenance charge is approximately £75 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN



## 25 WOODLANDS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*** For sale is this rarely available duplex apartment, just off the Frimley Road, with its good variety of local amenities. The first floor comprising; modern kitchen and good-size reception room. To complete the property internally there are two double bedrooms and a modern bathroom with separate WC to the second floor. The property comes with driveway parking (one space) and a garden. This unique character property is share of freehold and is conveniently situated in a great location close to good transport links, Camberley town centre, train stations and Places Leisure.