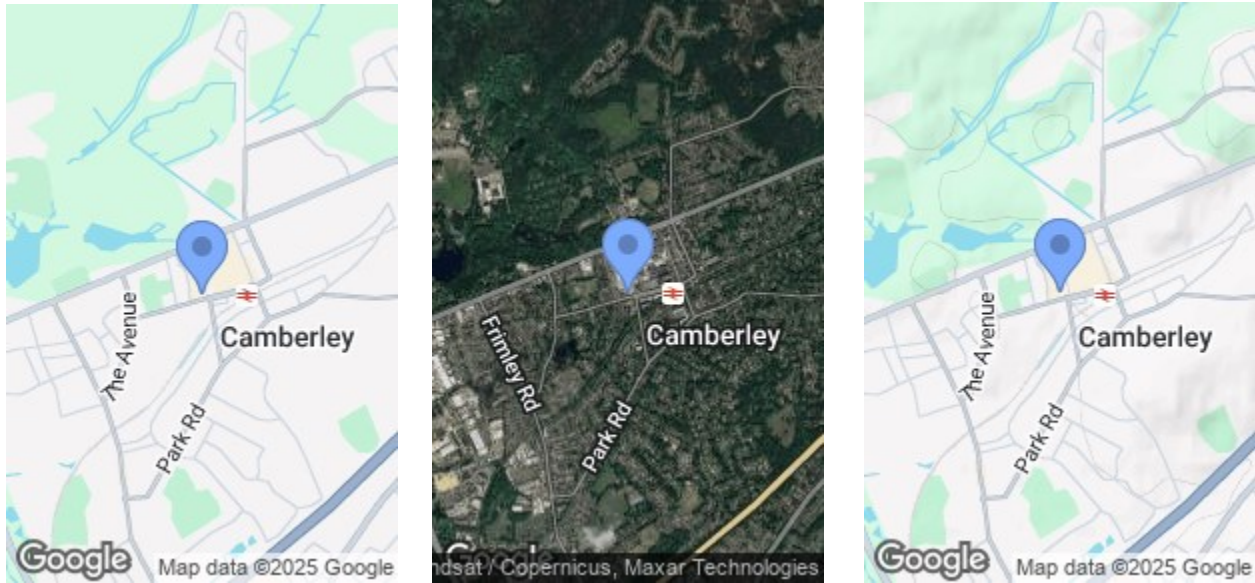




ROAD MAP

HYBRID MAP

TERRAIN MAP



SOUTHWELL PARK ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £210,000

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)



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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	







## MAIN FEATURES

- Second Floor Apartment
- No Onward Chain
- Two Double Bedrooms
- En Suite To Bedroom One
- Allocated Underground Parking
- Underfloor Heating
- Town Centre Location
- Great Transport Links

## FULL DETAILS

### Entrance Hallway

Enter via door and newly laid flooring. Cupboard with space for; washing machine and tumble dryer.

### Kitchen/Reception Room

26'0 x 13'2 (7.92m x 4.01m)

Range of base and eye level units, sink, oven, four ring electric hob, extractor fan, fridge/freezer and dishwasher. Laminate flooring.

### Bedroom One

17'1 x 9'2 (5.21m x 2.79m)

Double bedroom, wardrobe and laminate flooring. Door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail, vanity mirror and partly tiled walls.

### Bedroom Two

16'11 x 8'6 (5.16m x 2.59m)

Double bedroom and laminate flooring.

### Bathroom

Bath with shower, low level WC, wash hand basin, heated towel rail, vanity mirror and partly tiled walls.

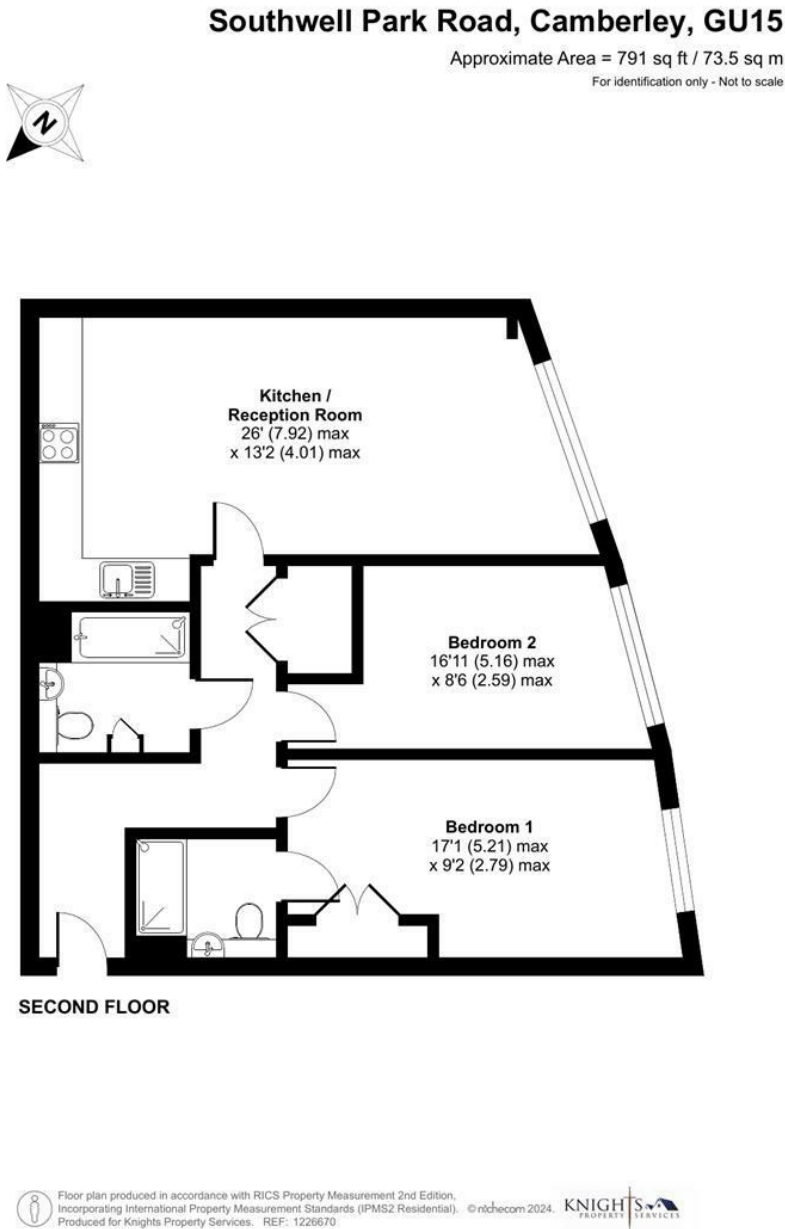
### Council Tax

Band D.

### Leasehold Information

We have been advised by the current owner that there is approximately 107 years remaining on the lease. The current ground rent is £300 per annum and the current service charge is approximately £3,000 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN



## SOUTHWELL PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this well presented apartment, occupying a town centre position. The modern second floor property comprising; open plan kitchen/reception room, bathroom and two double bedrooms with an en suite to bedroom one. In addition to underfloor heating, the property comes with one allocated underground parking space. The home is situated for great transport links, as well as being within close proximity of a wide range of amenities that Camberley has to offer such as Places Leisure, The Square shopping centre and Atrium complex to name a few. The Meadows shopping centre, with a large Tesco and M&S and a Next opposite, is a short drive away.