



ROAD MAP

HYBRID MAP

TERRAIN MAP



116 PORTSMOUTH ROAD, CAMBERLEY GU15  
£1,350 PCM

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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

- Available 12th February 2024
- Unfurnished
- Two Double Bedrooms
- Walking Distance Of Frimley Park Hospital
- First Floor Modern Apartment
- Communal Grounds
- Allocated Parking Space
- En Suite & Bathroom

### FULL DETAILS

**Entrance Hallway**  
Enter via door, phone entry telecom system and door leading through to entrance hallway. Storage cupboard and laminate flooring.

**Kitchen**  
**9'6 x 4'0 (2.90m x 1.22m)**  
Range of base and eye level units, sink, four ring electric hob, extractor fan, oven and integrated appliances comprising; fridge/freezer and washing machine. Partly tiled walls and linoleum flooring.

**Living Room**  
**13'8 x 11'2 (4.17m x 3.40m)**  
Front aspect and laminate flooring.

**Bedroom One**  
**13'0 x 11'3 (3.96m x 3.43m)**  
Front aspect double bedroom, storage cupboard housing the boiler and carpet flooring. Door leading through to;

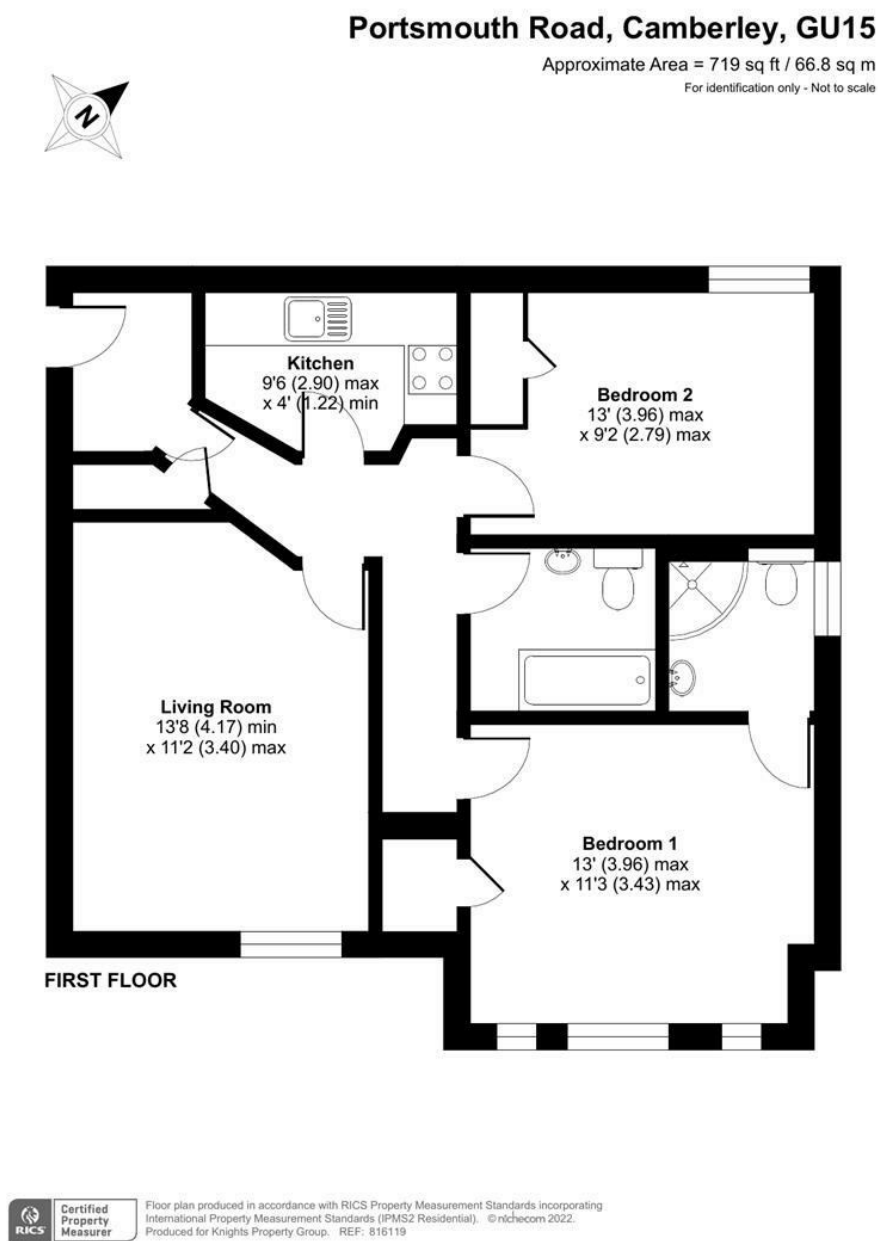
**En Suite**  
Shower cubicle, low level WC, wash hand basin with storage below, heated towel rail, partly tiled walls and linoleum flooring.

**Bedroom Two**  
**13'0 x 9'2 (3.96m x 2.79m)**  
Rear aspect double bedroom, wardrobe and carpet flooring.

**Bathroom**  
Panel enclosed bath with shower, low level WC, wash hand basin with storage below, heated towel rail, partly tiled walls and linoleum flooring.

**Council Tax**  
Band C.

### FLOORPLAN



### 116 PORTSMOUTH ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*AVAILABLE 12TH FEBRUARY 2024 AND UNFURNISHED\*\*** For rent is this first floor apartment, located within walking distance of Frimley Park Hospital and Frimley high street. The property comprising; living room, kitchen, bathroom and two double bedrooms with an en suite to bedroom one. Further benefits include; allocated parking for one vehicle and communal grounds. In addition the property offers easy access to major road links and local amenities.

Holding deposit - £311.54  
5 weeks deposit - £1557.69  
Minimum household income required for referencing - £40,500