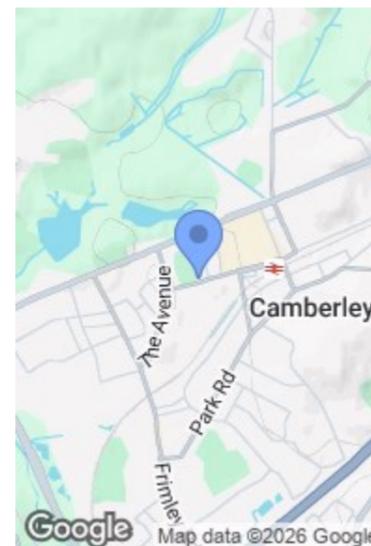
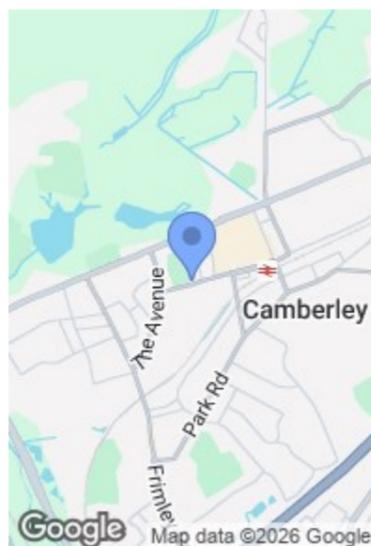




ROAD MAP

HYBRID MAP

TERRAIN MAP



SOUTHWELL PARK ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £250,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)	62	63
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Very Well Presented Home
- En Suite To Bedroom One
- Wrap Around Balcony
- Good Transport Links
- Top Floor Apartment
- Two Bedrooms
- One Allocated Parking Space
- Town Centre Location

## FULL DETAILS

### Entrance Hall

Enter via door, storage cupboards and carpet flooring.

### Reception Room

Carpet flooring and sliding door leading to the wrap around balcony.

### Kitchen

Range of base and eye level units, sink, hob, oven, extractor fan, dishwasher, washing machine and fridge/freezer. Door leading to the balcony.

### Bedroom One

Wardrobes and carpet flooring. Sliding door leading to the balcony. Door leading to the;

### En Suite

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

### Bedroom Two

Carpet flooring.

### Bathroom

Bath with shower attachment, low level WC, wash

hand basin, heated towel rail, vanity mirror, partly tiled walls and tiled flooring.

### Parking

One allocated parking space.

### Council Tax

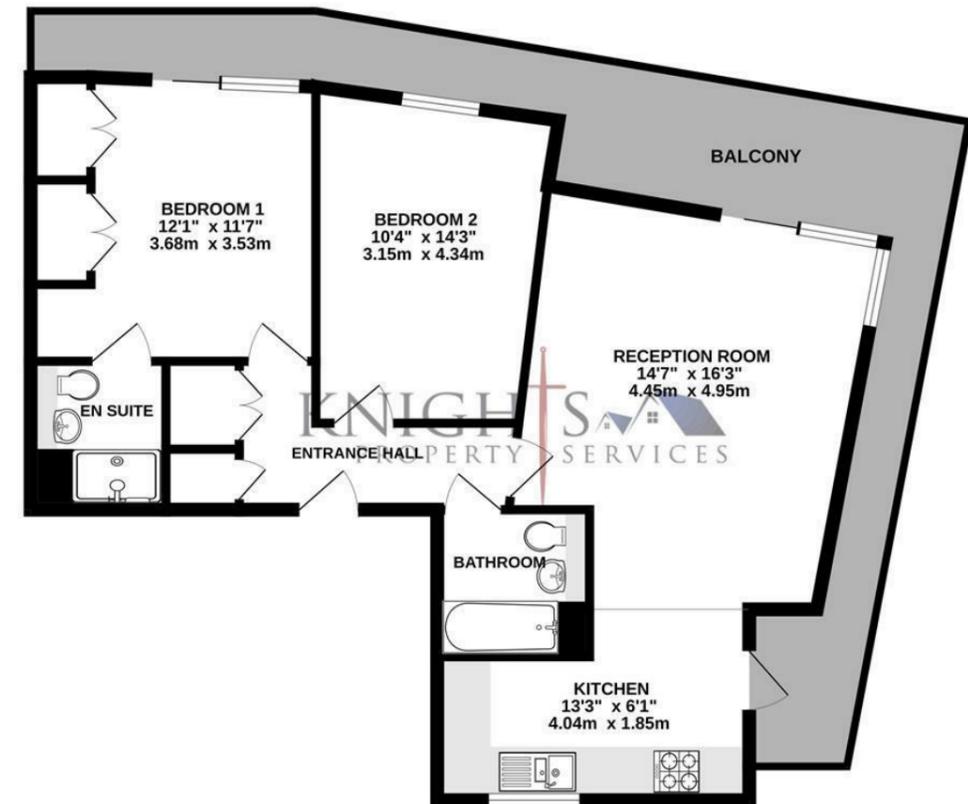
Band D.

### Lease Information

We have been advised by the current owner that there is approximately 106 years left on the lease. The current ground rent is £300 per annum and the current service charge is approximately £3521.45 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN

FOURTH FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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.  
Made with Metropix 02026



## SOUTHWELL PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this top floor apartment in The Courtyard development, occupying a prime town centre position, within walking distance of all that Camberley has to offer such as The Atrium complex, The Square shopping centre, train station and Places Leisure.

The very well presented apartment, which is being sold with no onward chain, comprising; open plan kitchen leading through to the reception room, bathroom and two bedrooms with an en suite to bedroom one. As well as one allocated parking space, a standout feature to mention is the wrap around balcony, with great views over the surrounding area.