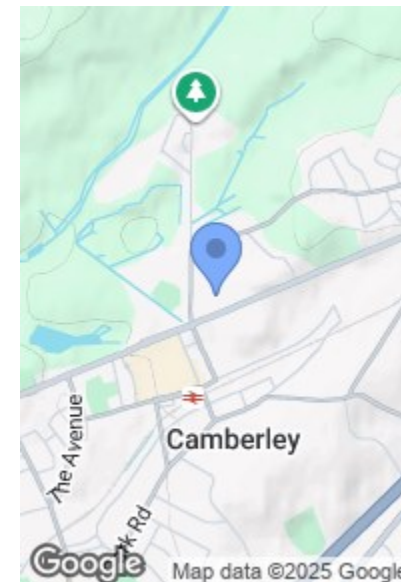
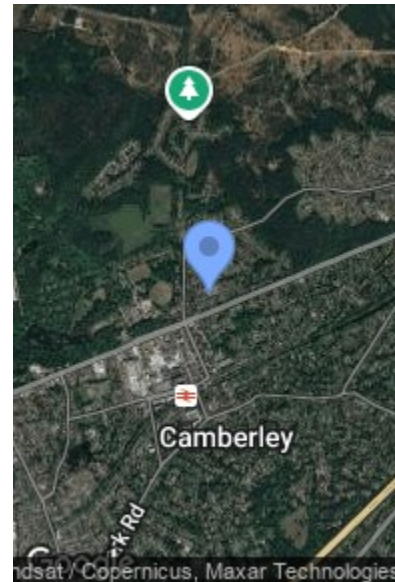
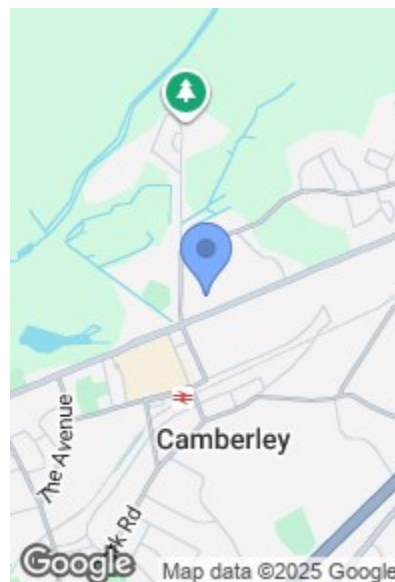




ROAD MAP

HYBRID MAP

TERRAIN MAP



YORK ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £180,000

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 (82 plus)                                 |         |           |
| B (81-81)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 58      | 79        |
| EU Directive 2002/91/EC                     |         |           |





## MAIN FEATURES

- No Onward Chain
- First Floor Apartment
- One Double Bedroom
- Walking Distance Of Camberley Town Centre
- Share Of Freehold
- Well Presented
- One Allocated Parking Space

## FULL DETAILS

### Hallway

Enter via door, storage cupboard and carpet flooring.

### Reception Room

Front aspect and carpet flooring.

### Kitchen

Range of base and eye level units, sink and space for; cooker, fridge/freezer and washing machine. Linoleum flooring.

### Bedroom

Front aspect double bedroom and carpet flooring.

### Bathroom

Wash hand basin, low level WC, bath with shower, partly tiled walls and linoleum flooring.

### Parking

One allocated parking space.

### Additional Information

We have been advised by the current owner that the property is share of freehold and there is approximately 950 years left on the lease. The current service charge is approximately £1000 per

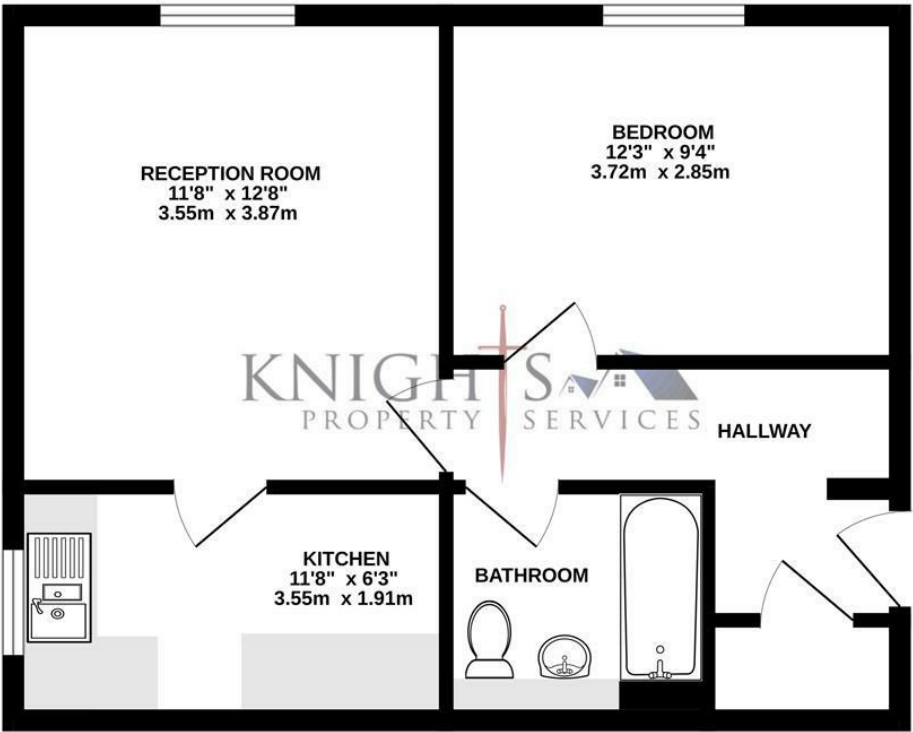
annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band B.

## FLOORPLAN

FIRST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 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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## YORK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN & SHARE OF FREEHOLD\*\* New to the market for sale is this well presented first floor apartment, ideally positioned within walking distance of Camberley town centre and all that Camberley has to offer such as The Square shopping centre, Places Leisure and train station. The apartment, which is being sold with no onward chain and is share of freehold, comprising; kitchen, reception room, double bedroom and bathroom. The apartment, which is ideally situated for good transport links, comes with one allocated parking space.