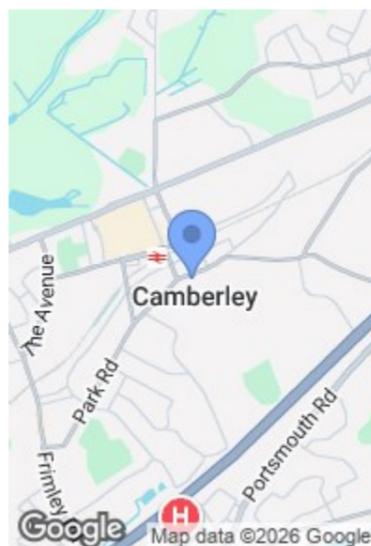




3 UPPER PARK ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £240,000

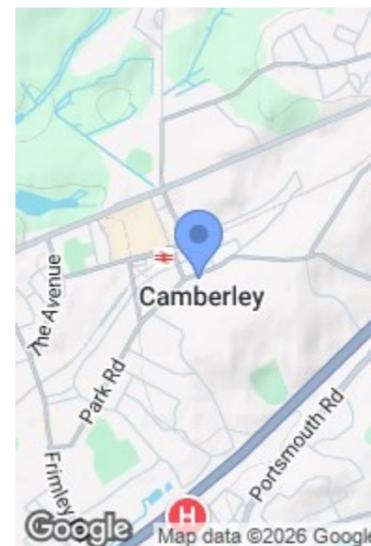
ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
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		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Two Double Bedrooms
- Recently Decorated
- Garage In A Block
- Walking Distance Of Town Centre
- Second Floor Apartment
- Good-Sized Balcony
- Residents Parking
- Well Maintained Communal Grounds

## FULL DETAILS

### Hallway

Enter via door, storage cupboards and carpet flooring.

### Living/Dining Room

Carpet flooring and door leading to the good-sized balcony.

### Kitchen

Range of base and eye level units, sink, hob, oven, extractor fan, washing machine and fridge. Partly tiled walls and vinyl flooring.

### Bedroom One

Carpet flooring.

### Bedroom Two

Carpet flooring.

### Bathroom

Bath with shower attachment, wash hand basin with storage below, low level WC, partly tiled walls and new tiled flooring.

### Council Tax

Band C.

## FLOORPLAN

SECOND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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 is given to their operability or efficiency can be given.  
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## 3 UPPER PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this second floor apartment, situated within walking distance of Camberley town centre and all of its amenities from The Square shopping centre to the train station and Places Leisure. The property, which is being sold with no onward chain and has recently been decorated, comprising; spacious living/dining room with door leading on to the balcony, kitchen, two double bedrooms and a bathroom. There is residents parking and well maintained communal grounds. The apartment comes with a garage and is well situated for good commuter links.