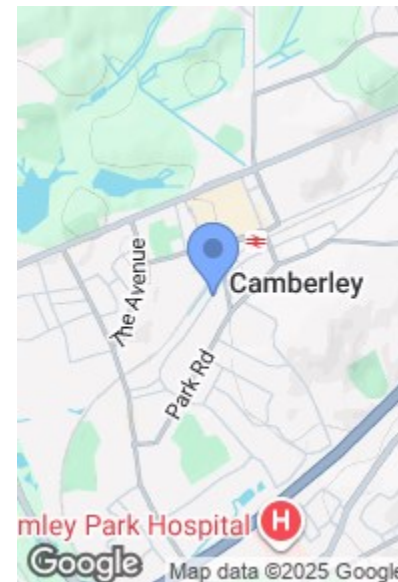
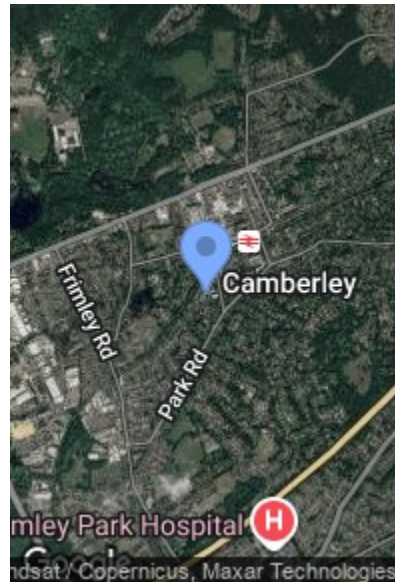
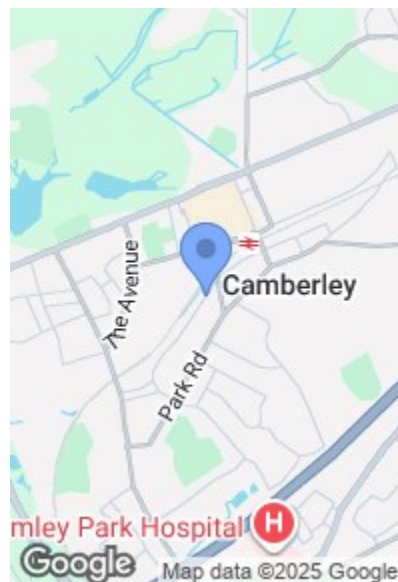




ROAD MAP

HYBRID MAP

TERRAIN MAP



119 GORDON ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £325,000

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



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	81	81
EU Directive 2002/91/EC		





MAIN FEATURES

- Share Of Freehold
- Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Walking Distance Of Camberley Town Centre
- En Suite To Bedroom One
- Well Maintained Rear Garden
- One Allocated Parking Space

FULL DETAILS

Entrance Hallway

Enter via door, storage cupboard and laminate flooring.

Kitchen

10'0 x 9'0 (3.05m x 2.74m)

Range of base and eye level units, sink, oven, four ring gas hob, extractor fan, slimline dishwasher, washing machine and space for; fridge/freezer. Partly tiled walls and linoleum flooring.

Living Room

17'8 x 11'4 (5.38m x 3.45m)

Laminate flooring and doors leading to the rear garden.

Bedroom One

17'8 x 10'7 (5.38m x 3.23m)

Rear aspect double bedroom, laminate flooring and wardrobes with additional mirrored wardrobes.

En Suite

Shower cubicle, wash hand basin with storage below, low level WC, partly tiled walls and tiled flooring.

Bedroom Two

15'9 x 9'0 (4.80m x 2.74m)

Rear aspect double bedroom, wardrobe and laminate flooring.

Bathroom

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

To The Rear

Mainly laid to lawn with patio area. Mature trees and shrubs and access on to the communal grounds.

Parking

One allocated parking space with visitor bays.

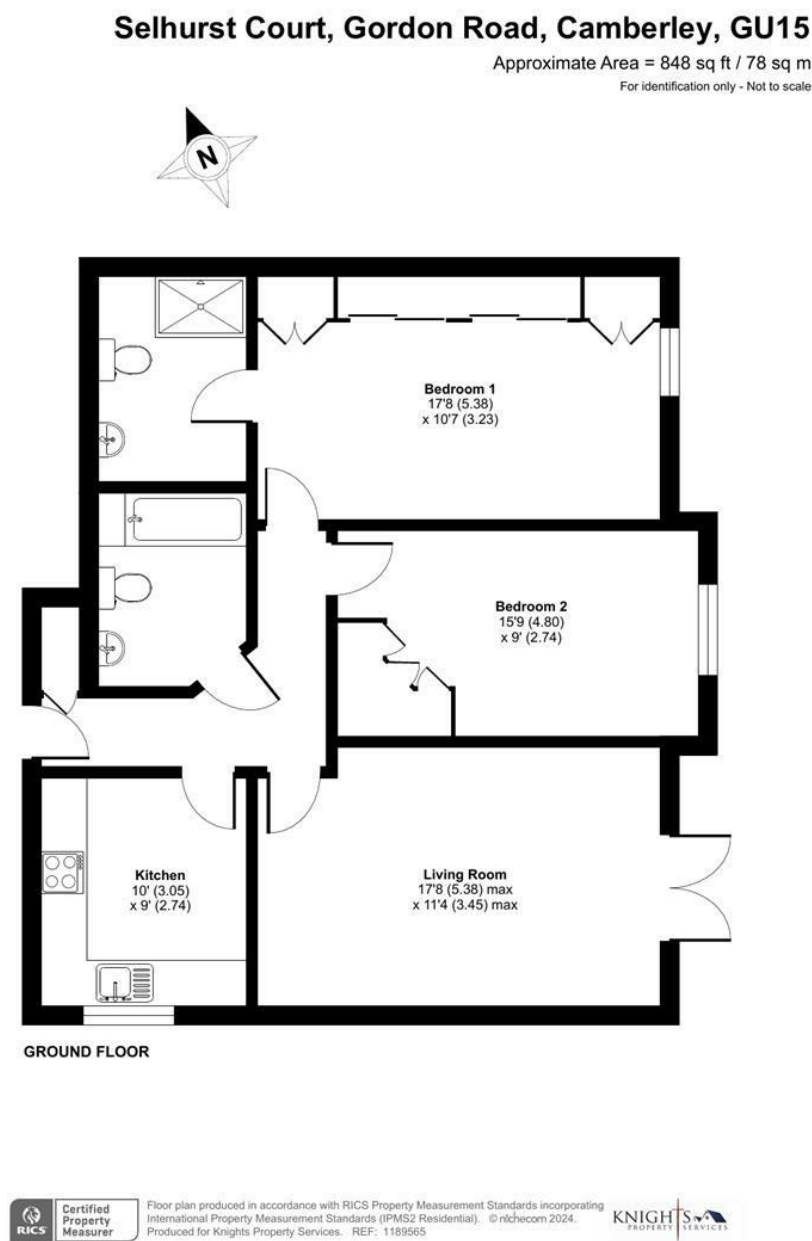
Council Tax

Band D.

Leasehold Information

We have been advised by the current owner that the property is share of freehold. There are approximately 106 years left on the lease. The current service charge is approximately £250 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN



119 GORDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****SHARE OF FREEHOLD**** Nestled along Gordon Road is this very well presented ground floor apartment, which is within walking distance of Camberley town centre. The property features a living room, separate kitchen, bathroom and two double bedrooms with the added luxury of an en suite to bedroom one. A standout feature for this ground floor apartment is the good-size and well maintained rear garden. There is one allocated parking space in addition to visitor bays. Selhurst Court is situated in a gated development and has well maintained grounds and a lift in the block. Places Leisure, The Square shopping centre and train station are just a few of the array of amenities that Camberley has to offer, that are within walking distance.