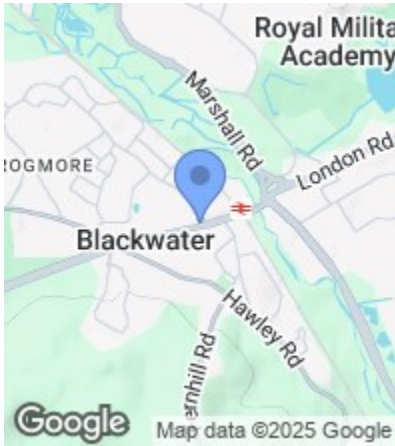
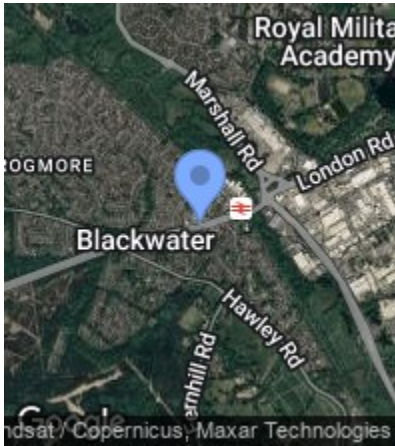




ROAD MAP

HYBRID MAP

TERRAIN MAP



46 LONDON ROAD, BLACKWATER, CAMBERLEY GU17
OFFERS IN EXCESS OF £200,000

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



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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	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- Modern Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Spacious Accommodation
- Modern Kitchen
- Good Commuter Links
- Close To A Great Range Of Local Amenities

FULL DETAILS

Hall

Enter via door and access to cupboard with space for; washing machine.

Living/Dining Room/Kitchen

Open plan and wood flooring. Kitchen is fitted with a range of base and eye level units, four ring electric hob, oven, extractor hood, sink, fridge/freezer and partly tiled walls.

Bedroom One

Carpet flooring.

Bedroom Two

Carpet flooring.

Bathroom

Wash hand basin, low level WC, bath with shower, heated towel rail and tiled flooring.

Council Tax

Band B.

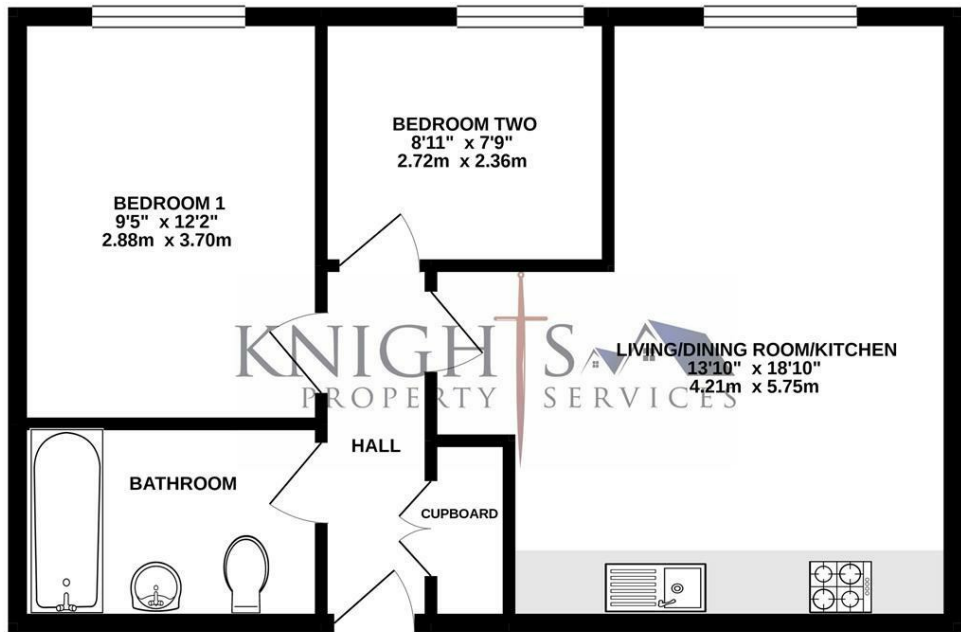
Leasehold Information

We have been advised by the current owner that there is approximately 114 years left on the lease. The current ground rent is approximately £250 per

annum and the current service charge is approximately £1696.72 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN

SECOND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 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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46 LONDON ROAD, BLACKWATER, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this modern top floor apartment located within walking distance of Blackwater train station. The spacious accommodation, which is being sold with no onward chain, comprising; open plan living/dining room/kitchen, two bedrooms and a bathroom. Further benefits include; double glazing and allocated parking. The property is ideally located with a range of local amenities on the doorstep as well as easy access to the M3 and M25. The Meadows shopping centre is within a short distance with a large M&S and Tesco and a Next opposite. Camberley town centre is a short drive away with its good range of shopping and leisure facilities such as The Square shopping centre and Places Leisure.