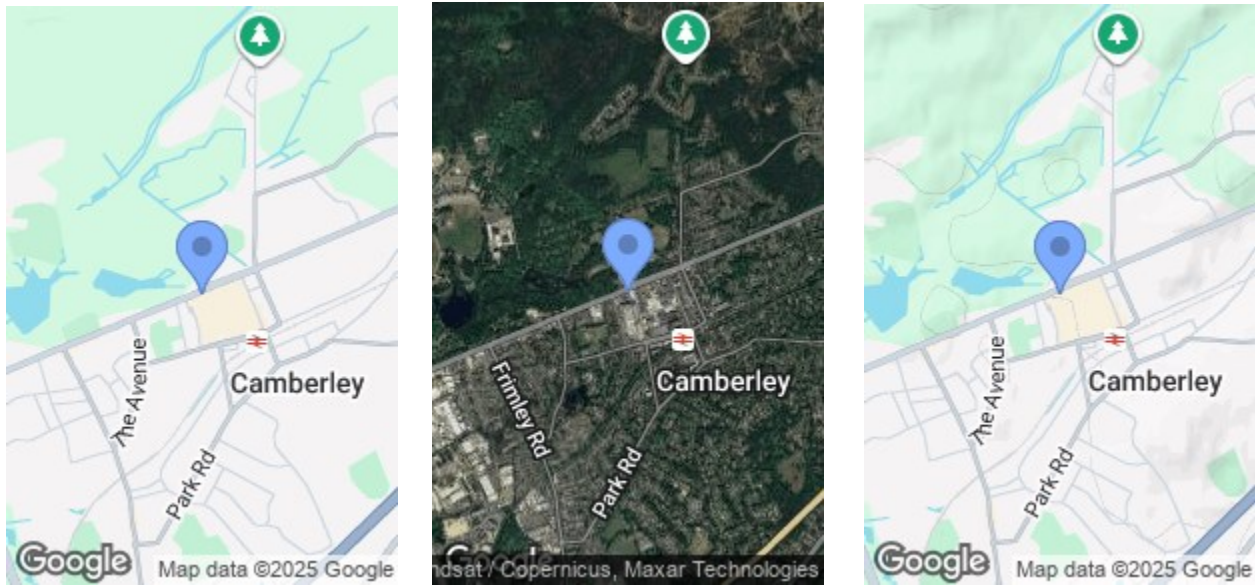


ROAD MAP

HYBRID MAP

TERRAIN MAP



ADMIRAL HOUSE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £180,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## MAIN FEATURES

- Well Presented First Floor Apartment
- No Onward Chain
- One Double Bedroom
- Modern Bathroom
- Walking Distance Of Camberley Town Centre
- Lift
- Communal Roof Terrace
- One Allocated Parking Space
- Open Plan Kitchen/Reception Room

## FULL DETAILS

### Entrance Hallway

Enter via door and cupboard with space for; washing machine. Wood flooring.

### Kitchen/Reception Room

18'3 x 10'0 (5.56m x 3.05m)

Open plan, wood flooring and door leading to the juliet balcony. Range of base and eye level units, sink, four ring electric hob, extractor hood, electric fan assisted oven and fridge/freezer.

### Bedroom

11'2 x 8'8 (3.40m x 2.64m)

Double bedroom and carpet flooring.

### Bathroom

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

### Council Tax

Band B.

### Leasehold Information

We have been advised by the owner that there is approximately 112 years remaining on the lease.

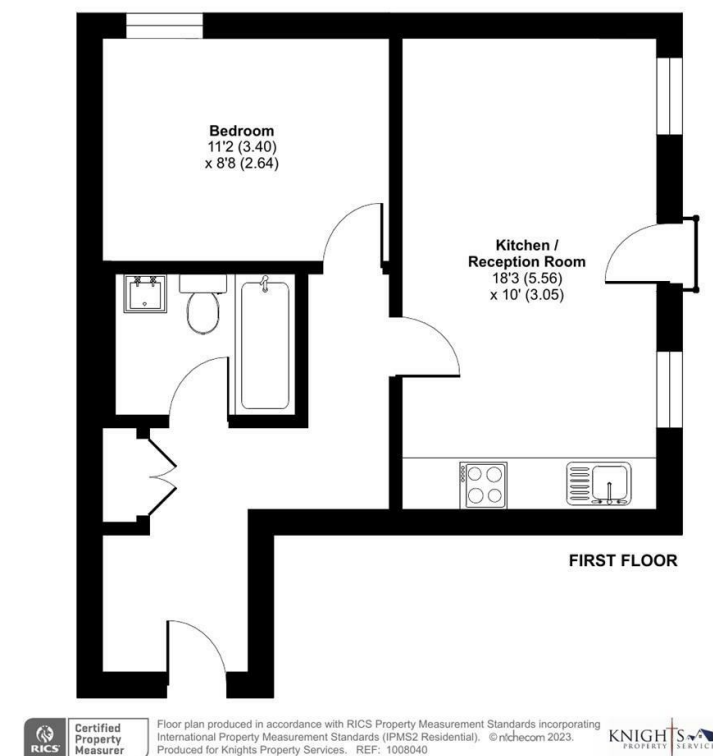
The ground rent is £150 per annum and the current maintenance charge is £1200 approx per annum. Whilst every attempt has been made to ensure this is correct, Knights Property Services can not be held liable for any inaccuracy in this information as we are relying on it from a third party.

## FLOORPLAN



### Upper Charles Street, Camberley, GU15

Approximate Area = 431 sq ft / 40 sq m  
For identification only - Not to scale



## ADMIRAL HOUSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this first floor apartment, ideally situated within walking distance of Camberley town centre and its wide range of amenities such as Places Leisure, atrium complex and train station. The extremely well presented apartment, which is presented to the market with no onward chain complications, comprising; open plan kitchen/reception room, double bedroom and modern bathroom. Further benefits include one allocated parking space and a communal roof terrace. This would make an ideal first time purchase or investment opportunity.