



ROAD MAP

HYBRID MAP

TERRAIN MAP



BRACKENDALE COURT, CAMBERLEY GU15
OFFERS IN EXCESS OF £280,000

Camberley 01276 539111
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		
B (81-82)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	86	86
EU Directive 2002/91/EC		





MAIN FEATURES

- Top Floor Apartment
- Two Double Bedrooms
- Modern Bathroom & En Suite
- Intercom System
- Good Commuter Links
- One Allocated Parking Space
- Communal Balcony Space & External Storage
- Well Maintained Communal Grounds

FULL DETAILS

Entrance Hallway

Enter via door with laminate flooring.

Reception Room

22'0 x 13'2 (6.71m x 4.01m)

Velux windows and laminate flooring.

Kitchen

20'0 x 8'8 (6.10m x 2.64m)

Range of base and eye level units, sink, slim line dishwasher, washer/dryer, oven, four ring induction hob, extractor fan, fridge/freezer, velux windows and linoleum flooring.

Bedroom One

16'2 x 15'3 (4.93m x 4.65m)

Double bedroom, storage, Megaflo system, laminate flooring and door leading through to;

En Suite

Wash hand basin with storage, low level WC, shower cubicle, heated towel rail, partly tiled walls and linoleum flooring.

Bedroom Two

16'6 x 11'8 (5.03m x 3.56m)

Double bedroom, storage cupboard and laminate flooring.

Bathroom

Wash hand basin with storage below, low level WC, bath with shower attachment, heated towel rail, partly tiled walls and linoleum flooring.

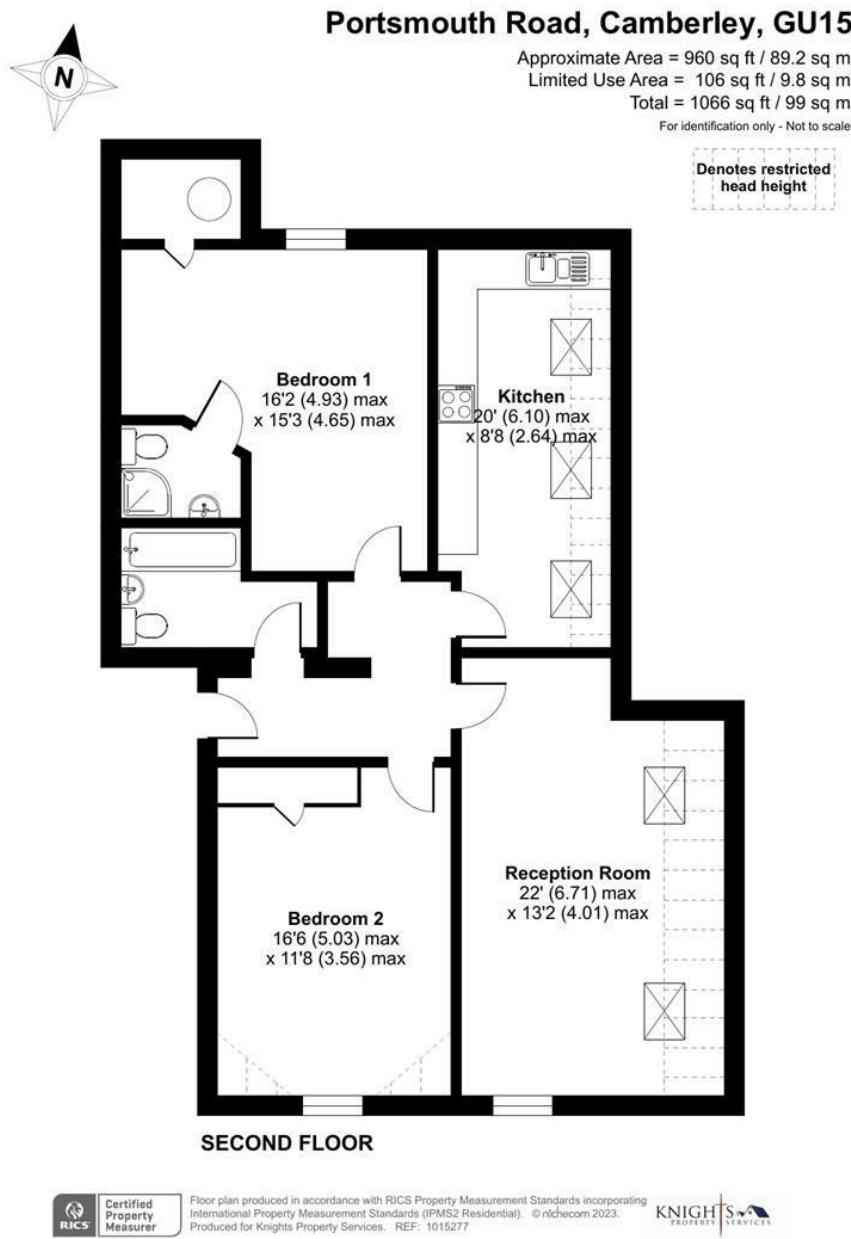
Council Tax

Band D.

Leasehold Information

We have been advised by the owner that there is approximately 117 years remaining on the lease. The current ground rent is £150 per annum (£75 paid bi-annually). The current service charge is £1694.35 (£847.18 paid bi-annually) approximately 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



BRACKENDALE COURT, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **NO ONWARD CHAIN** For sale is this luxurious top floor purpose-built apartment, ideally situated close to Frimley Park hospital and great commuter links. The very well presented apartment comprising; reception room, kitchen, modern bathroom and two double bedrooms with an en suite to bedroom one. As well as well maintained communal grounds, communal balcony space and external storage, the home further boasts one allocated parking space with additional visitor spaces. The apartment, which is presented to the market with no onward chain complications, is close to both Frimley high street and Camberley town centre with its wide range of amenities.