

ROAD MAP



HYBRID MAP



TERRAIN MAP



WATCHETTS ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £200,000

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	79	79
EU Directive 2002/91/EC		







## MAIN FEATURES

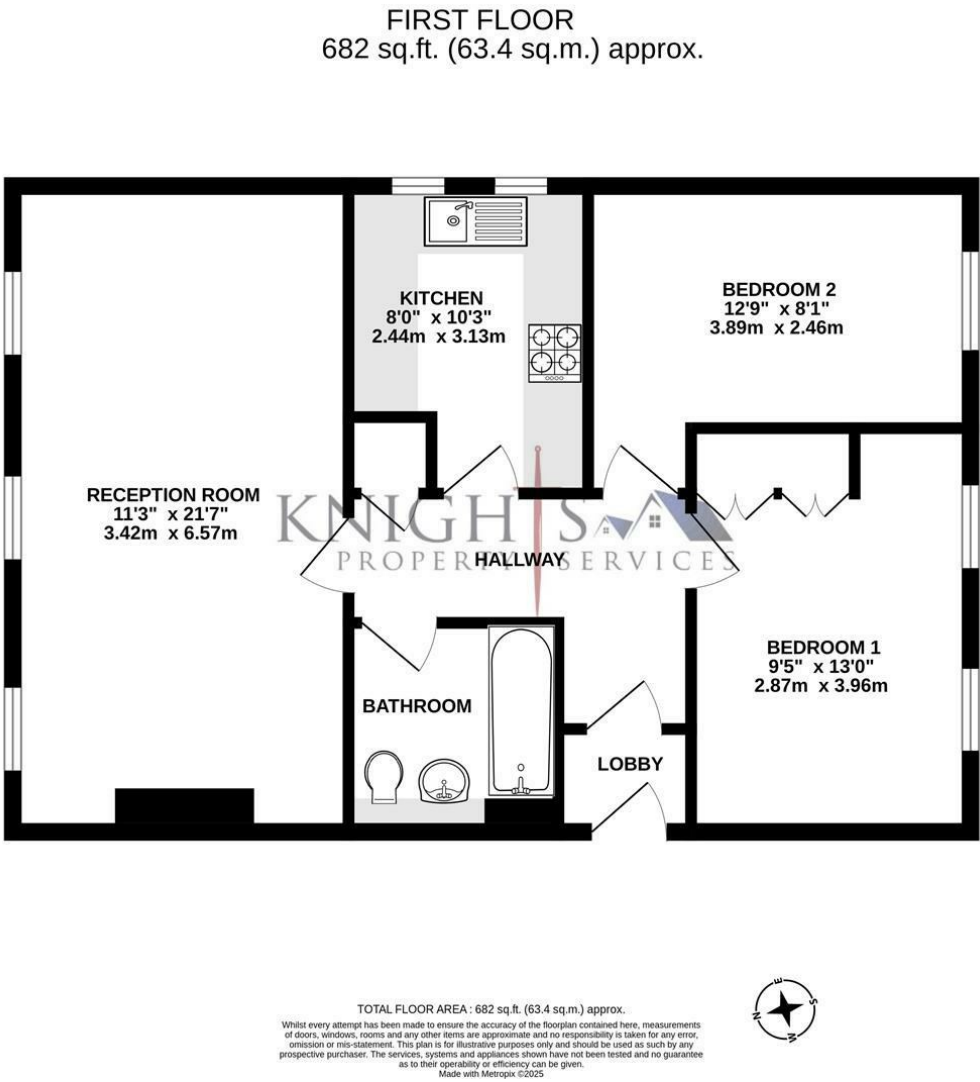
- No Onward Chain
- Two Double Bedrooms
- One Allocated Parking Space
- Good Commuter Links
- First Floor Apartment
- Modern Kitchen
- Well Presented
- Close To Local Amenities

## FULL DETAILS

- Lobby**  
Enter via door and laminate flooring.
- Hallway**  
Storage cupboard and laminate flooring.
- Kitchen**  
Range of base and eye level units, sink, four ring electric hob, oven, extractor fan and space for; fridge/freezer and washing machine. Vinyl flooring and partly tiled walls.
- Reception Room**  
Laminate flooring.
- Bedroom One**  
Double bedroom, fitted wardrobes and carpet flooring.
- Bedroom Two**  
Double bedroom and carpet flooring.
- Bathroom**  
Bath with shower, low level WC, wash hand basin, partly tiled walls and laminate flooring.

- Leasehold Information**  
We have been advised by the current owner that there is approximately 151 years left on the lease. The current ground rent is approximately £50 per annum and the current service charge is approximately £2208 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.
- Parking**  
One allocated parking space.
- Council Tax**  
Band C.

## FLOORPLAN



## WATCHETTS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this well presented first floor apartment, which is being sold with no onward chain. The property comprising; spacious reception room, modern kitchen, two double bedrooms and a bathroom. Further benefits include one allocated parking space. Frimley Road has a variety of amenities on your doorstep, including a butchers, fishmongers and also a supermarket. It is also well situated for great commuter links and within close proximity of Frimley high street, Frimley Park Hospital and Camberley town centre, with its array of amenities from Places Leisure to the train station and The Square shopping centre.