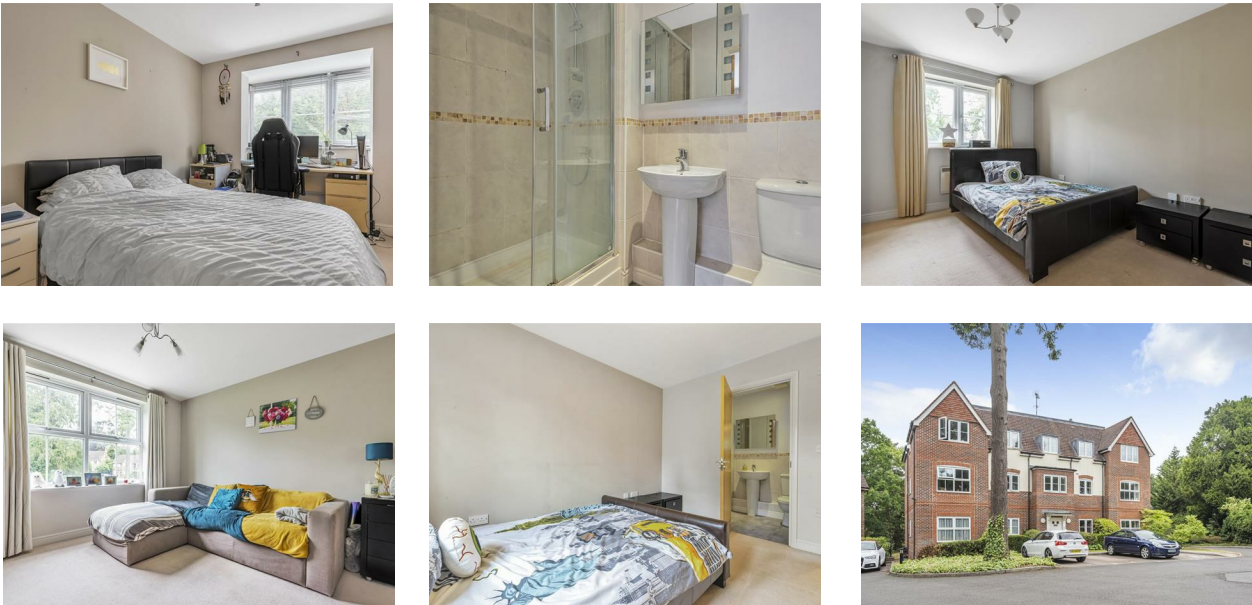
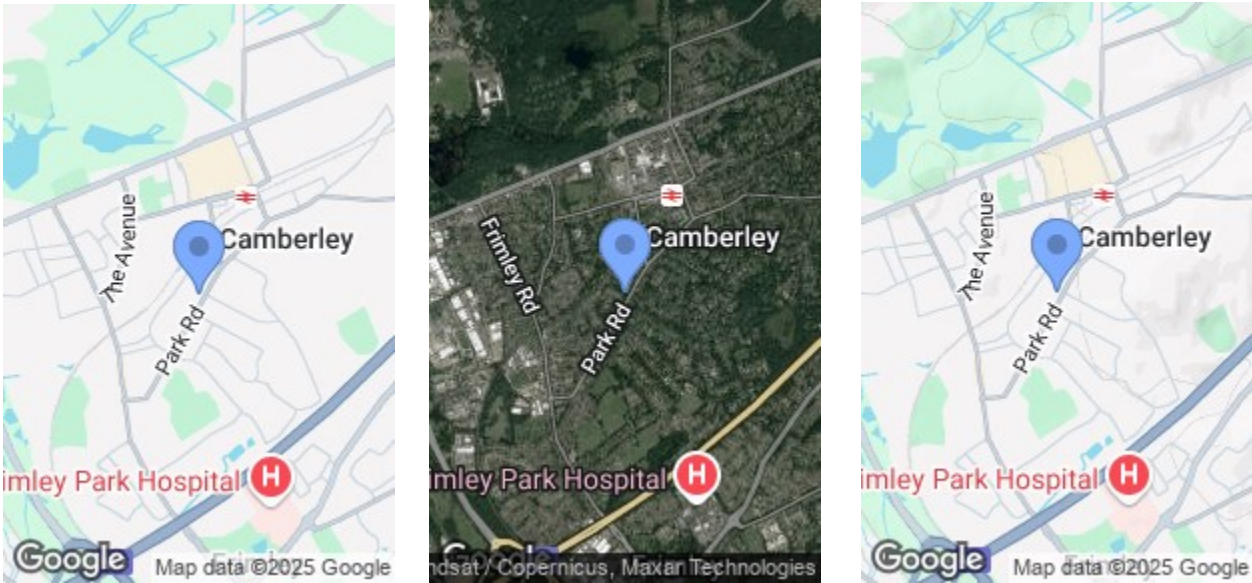




ROAD MAP

HYBRID MAP

TERRAIN MAP



ST. CATHERINES WOOD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £270,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://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                             | EU Directive 2002/91/EC |           |







## MAIN FEATURES

- No Onward Chain
- Two Double Bedrooms
- Open Plan Kitchen/Reception Room
- Great Transport Links
- First Floor Modern Apartment
- En Suite To Bedroom One
- Allocated Parking
- Walking Distance Of Camberley Town Centre
- Currently Rents For £1400 pcm (Rental Yield of 6.2%)

## FULL DETAILS

### Entrance Hall

Enter via door, storage cupboard and carpet flooring.

### Reception Room

Carpet flooring and leading into;

### Kitchen

Fitted with a range of base and eye level units, sink, hob, oven, extractor fan, dishwasher, washer/dryer and fridge/freezer. Laminate flooring.

### Bedroom One

Wardrobe, carpet flooring and door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin and partly tiled walls.

### Bedroom Two

Carpet flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin and partly tiled walls.

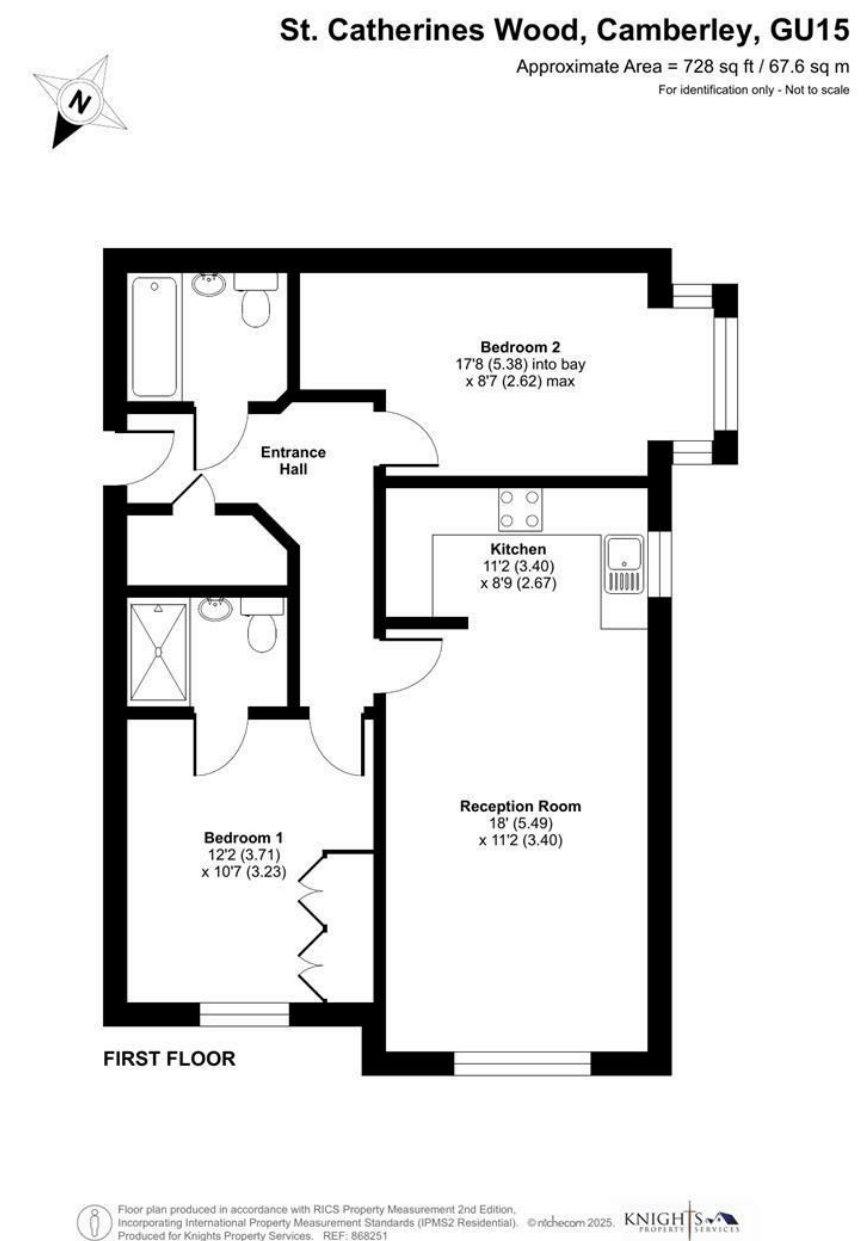
### Council Tax

Band D.

### Leasehold Information

We have been advised by the owner that there is approximately 179 years remaining on the lease. The current ground rent is approximately £125 every six months so £250 per annum. The current maintenance charge is approximately £161 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN



## ST. CATHERINES WOOD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Located within walking distance of Camberley town centre, is this well presented and modern apartment. The first floor property, which is being sold with no onward chain, comprising; two double bedrooms with an en suite to bedroom one, bathroom and open plan kitchen/reception room. This property, which is within a gated development, comes with allocated parking. It is ideally situated for lots that Camberley has to offer such as The Square shopping centre, Atrium complex, train station and Places Leisure to name a few as well as great transport links.