

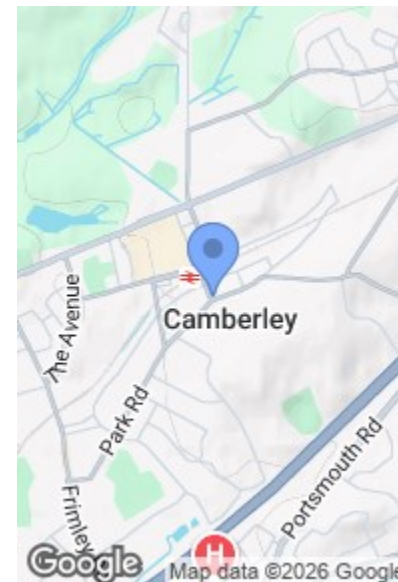
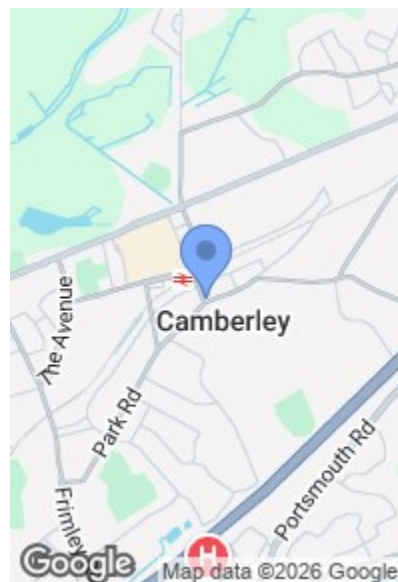


HEATHCOTE ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £230,000

ROAD MAP

HYBRID MAP

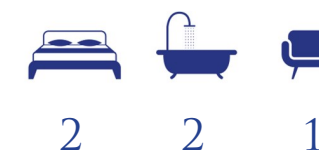
TERRAIN MAP



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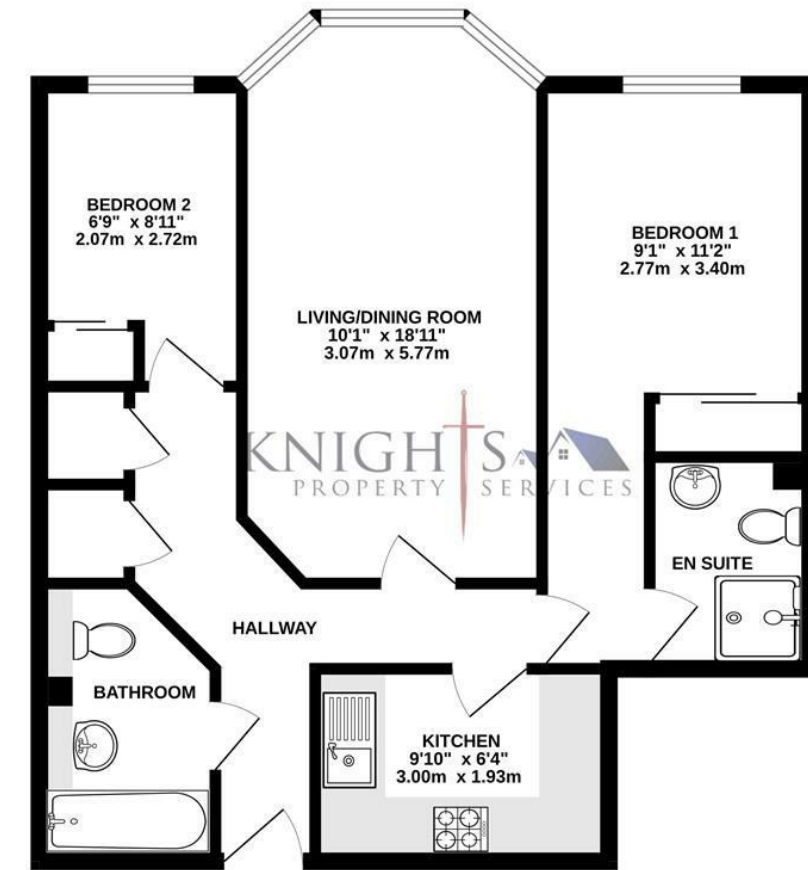
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	75	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## FLOORPLAN

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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## MAIN FEATURES

- Ground Floor Apartment
- Two Bedrooms
- Light & Airy
- Town Centre Position
- Underfloor Heating
- Very Well Presented
- En Suite To Bedroom One
- One Allocated Parking Space
- Great Commuter Links
- Well Maintained Communal Grounds

## FULL DETAILS

### Hallway

Enter via door, storage cupboards (with space for washing machine) and laminate flooring.

### Kitchen

Range of base and eye level units, gas hob, oven, extractor fan, sink, fridge/freezer, dishwasher and laminate flooring.

### Living/Dining Room

Carpet flooring.

### Bedroom One

Rear aspect, wardrobe with sliding doors and carpet flooring. Door leading through to;

### En Suite

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

### Bedroom Two

Rear aspect, wardrobe with sliding doors and carpet flooring.

### Bathroom

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

### Council Tax

Band D.

## HEATHCOTE ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Positioned in the heart of Camberley on Heathcote Road, this very well presented two bedroom ground floor apartment in Elmhurst Court offers a delightful blend of comfort and convenience. The light and airy apartment features a modern kitchen, spacious living/dining room, two bedrooms with the principle bedroom benefitting from an en suite, and a further bathroom. Additional features to mention is the allocated parking space and well maintained communal grounds. The apartment's prime position means you are just a stone's throw away from a wide range of amenities, including doctors, dentist, The Atrium complex, The Square shopping centre and Places Leisure. For those commuting, the property boasts excellent road links as well as Camberley train station being within a very short walk, making it a practical choice for professionals.