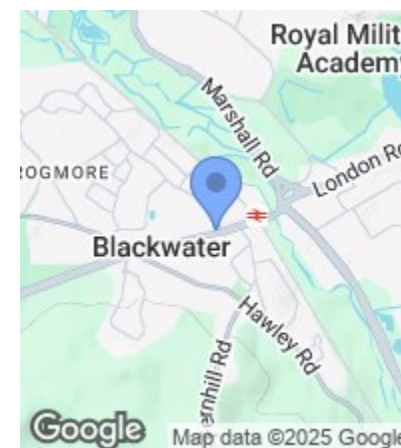
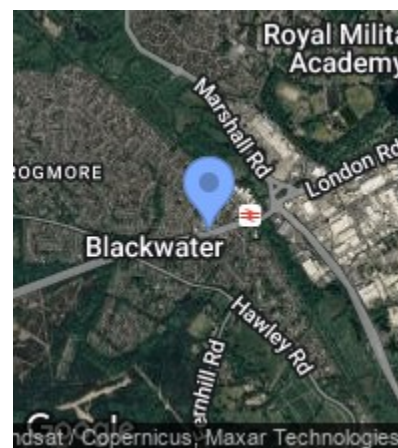




ROAD MAP

HYBRID MAP

TERRAIN MAP

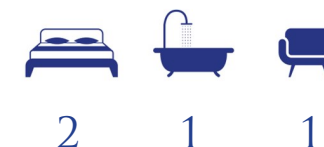


46 LONDON ROAD, BLACKWATER, CAMBERLEY GU17
OFFERS IN EXCESS OF £190,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		85
B (81-91)		
C (69-80)	73	
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	





MAIN FEATURES

- No Onward Chain
- Modern Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Spacious Accommodation
- Modern Kitchen
- Good Commuter Links
- Close To A Great Range Of Local Amenities

FULL DETAILS

Hall
Enter via door and access to cupboard with space for; washing machine.

Living/Dining Room/Kitchen
Open plan and wood flooring. Kitchen is fitted with a range of base and eye level units, four ring electric hob, oven, extractor hood, sink, fridge/freezer and partly tiled walls.

Bedroom One
Carpet flooring.

Bedroom Two
Carpet flooring.

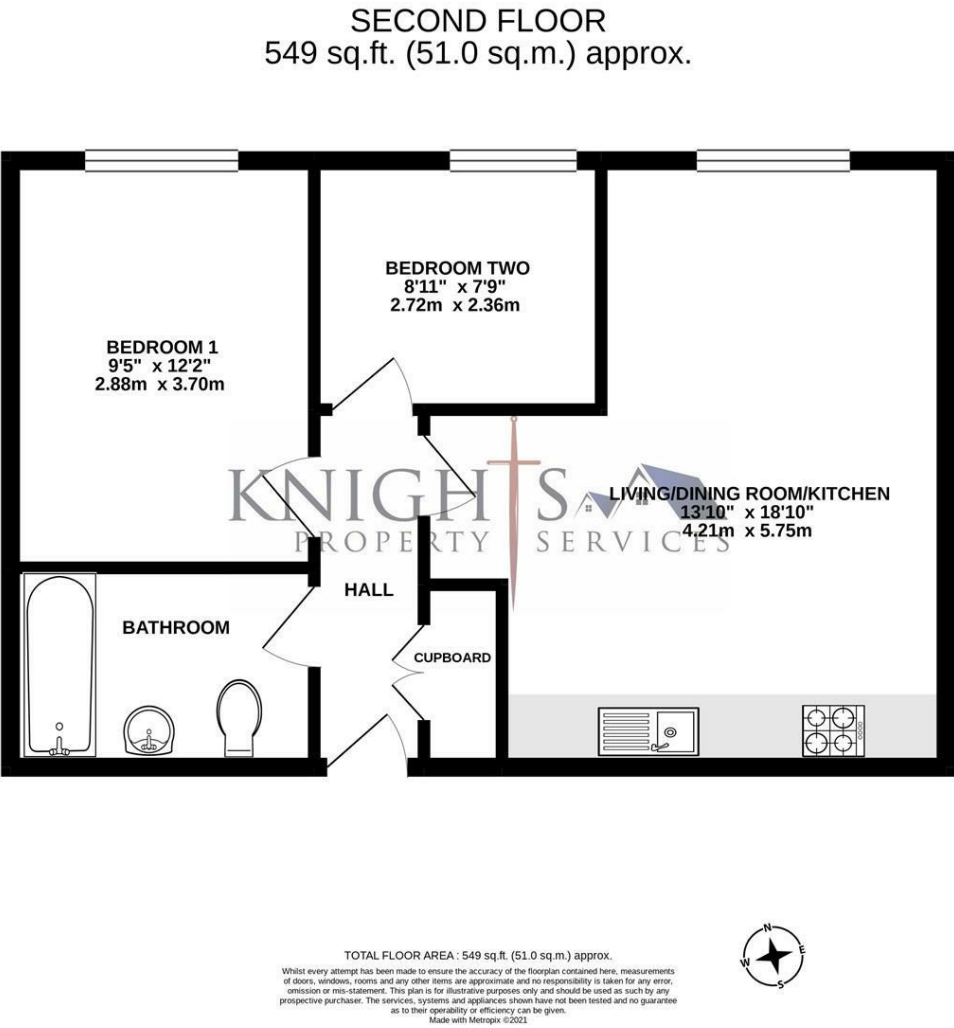
Bathroom
Wash hand basin, low level WC, bath with shower, heated towel rail and tiled flooring.

Council Tax
Band B.

Leasehold Information
We have been advised by the current owner that there is approximately 114 years left on the lease. The current ground rent is approximately £250 per

annum and the current service charge is approximately £1696.72 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN



46 LONDON ROAD, BLACKWATER, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this modern top floor apartment located within walking distance of Blackwater train station. The spacious accommodation, which is being sold with no onward chain, comprising; open plan living/dining room/kitchen, two bedrooms and a bathroom. Further benefits include; double glazing and allocated parking. The property is ideally located with a range of local amenities on the doorstep as well as easy access to the M3 and M25. The Meadows shopping centre is within a short distance with a large M&S and Tesco and a Next opposite. Camberley town centre is a short drive away with its good range of shopping and leisure facilities such as The Square shopping centre and Places Leisure.