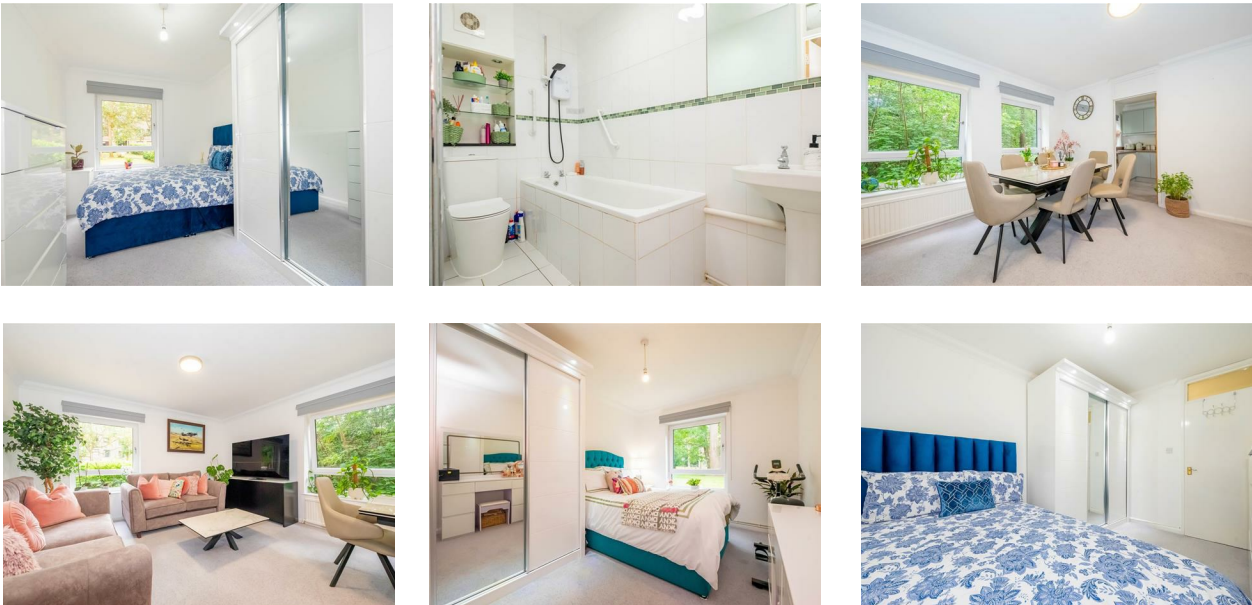
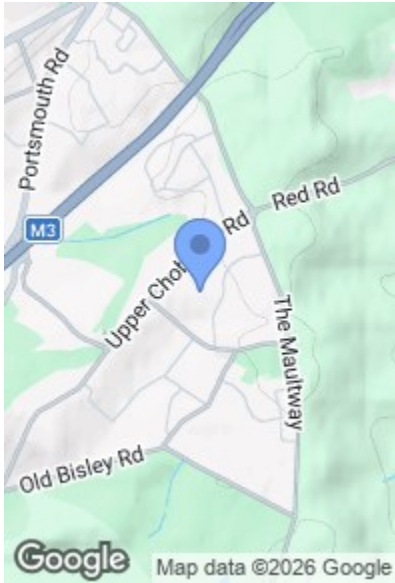




ROAD MAP

HYBRID MAP

TERRAIN MAP



DAWSMERE CLOSE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £220,000

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                             | 72      | 78        |
| EU Directive 2002/91/EC                     |         |           |







## MAIN FEATURES

- Ground Floor Apartment
- Very Well Presented Home
- Two Double Bedrooms
- Electric Blinds To Windows
- Close To Well-Regarded Schools
- One Allocated Parking Space
- Modern Kitchen
- Recently Decorated With New Carpets
- Close To Local Amenities

## FULL DETAILS

### Hall

Enter via door with further door leading to multiple storage cupboards and carpet flooring.

### Reception/Dining Room

Dual aspect, carpet flooring and door leading through to the;

### Kitchen

Range of base and eye level units, sink, four ring gas hob, extractor fan, oven, fridge/freezer and space for; washing machine. Laminate flooring.

### Bedroom One

Carpet flooring and wardrobe with mirrored sliding doors.

### Bedroom Two

Carpet flooring and wardrobe with mirrored sliding doors.

### Bathroom

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

### Leasehold Information

We have been advised by the current owner that there is approximately 83 years left on the lease. The current maintenance charge is approximately £80.88 per month and the current ground rent is approximately £10 per annum. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

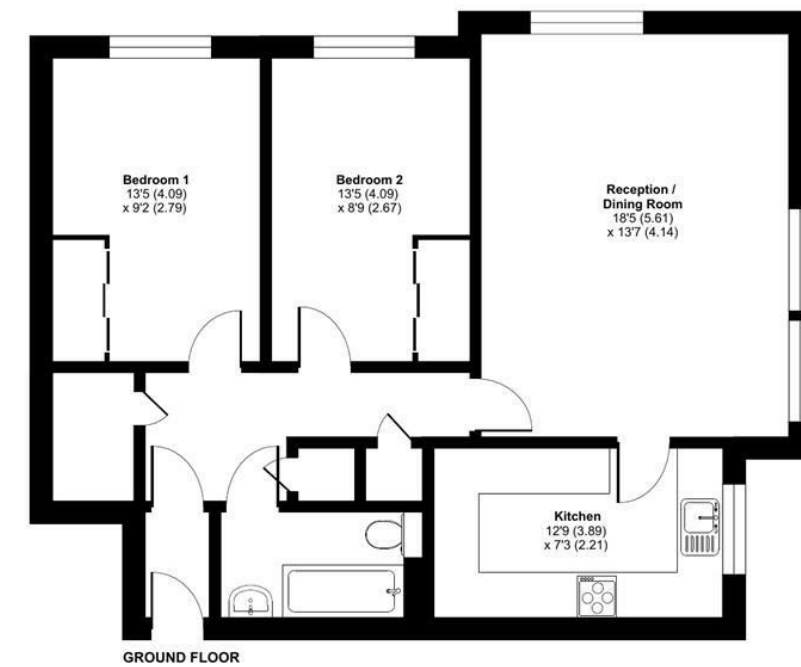
### Council Tax

Band C.

## FLOORPLAN

### Dawsmere Close, Camberley, GU15

Approximate Area = 774 sq ft / 71.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1240650

## DAWSMERE CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this ground floor apartment on the sought-after Heatherside development, ideally situated within close proximity of well-regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. The very well presented home comprising; reception/dining room leading through to the modern kitchen, bathroom and two double bedrooms. Additional features to mention include well maintained communal grounds, offering a pleasant outdoor space, one allocated parking space, visitor parking and a secure external storage unit. The property has been recently decorated with new carpets. The apartment is within walking distance of a range of local amenities such as a hairdressers, dentist, newsagents, Sainsbury's and eateries. Woodlands, parks and Pine Ridge Golf Club are also within close proximity.