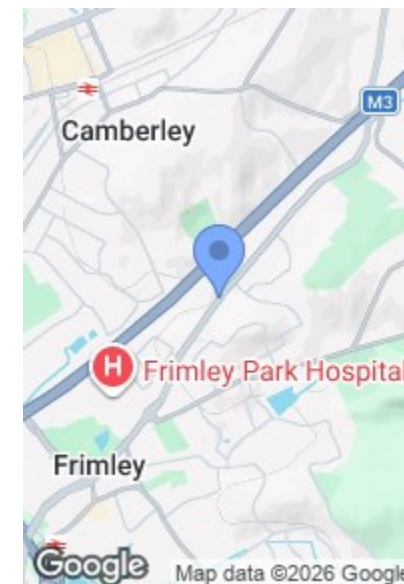
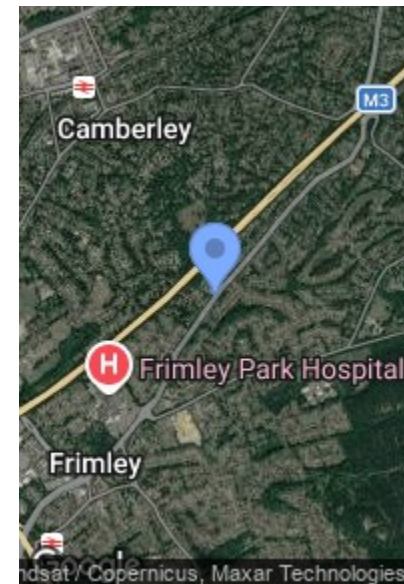
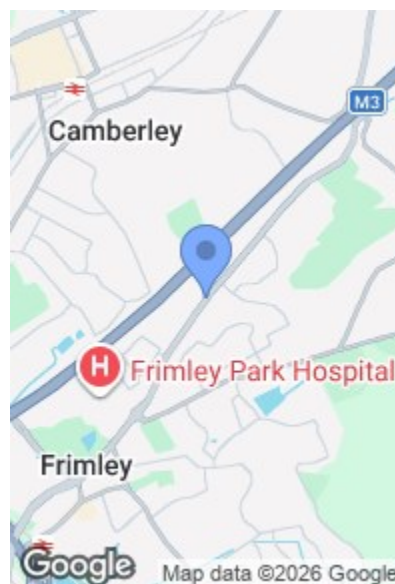




ROAD MAP

HYBRID MAP

TERRAIN MAP



116 PORTSMOUTH ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £250,000

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www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	80	80
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
- Two Double Bedrooms
- En Suite To Bedroom One
- Well Maintained Communal Grounds
- Ground Floor Apartment
- One Allocated Parking Space
- Very Well Presented
- Close To Frimley Park Hospital

FULL DETAILS

Hall

Enter via door, storage cupboard and laminate flooring.

Reception Room

Front aspect and laminate flooring.

Kitchen

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

Bedroom One

Front aspect double bedroom, storage, carpet flooring and door leading through to the;

En Suite

Shower cubicle, wash hand basin, low level WC, heated towel rail, linoleum flooring and partly tiled walls.

Bedroom Two

Rear aspect double bedroom, storage and carpet flooring.

Bathroom

Bath with shower attachment and glass clad wall, wash hand basin with storage below, low level WC, heated towel rail, linoleum flooring and partly tiled walls.

Council Tax

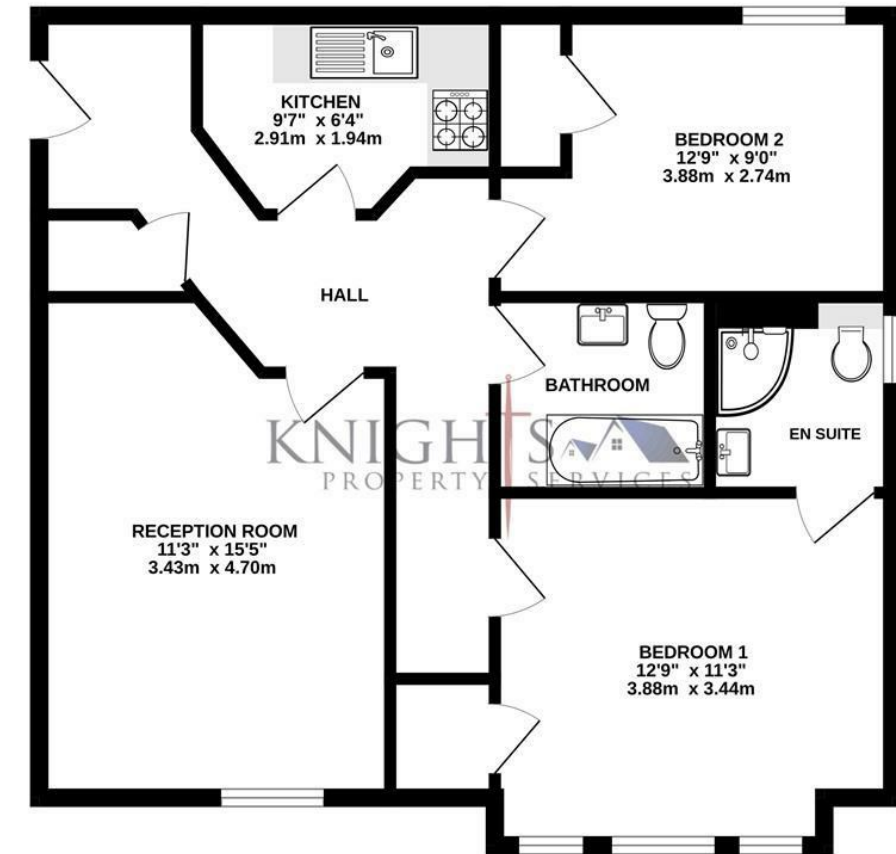
Band C.

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 £150 per annum and the current service charge is approximately £2087.20 per annum. The current buildings insurance is approximately £312.46 per annum, which is arranged through the Management Company. 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.

FLOORPLAN

GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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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116 PORTSMOUTH ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Located within walking distance of Frimley Park Hospital and Frimley high street is this ground floor apartment for sale in Brackendale Court. The very well presented property, which is being sold with no onward chain, comprising; two double bedrooms with an en suite to bedroom one, bathroom, kitchen and reception room. Further benefits include allocated parking for one vehicle (as well as visitor parking), well maintained communal grounds and residents external secure storage. Additionally the property offers easy access to major road links as well as being close to Camberley town centre with its wide range of amenities including Places Leisure and The Square shopping centre.