

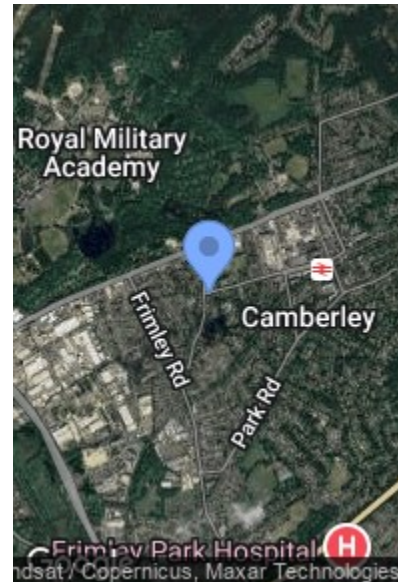


SOUTHWELL PARK ROAD, CAMBERLEY GU15  
£220,000

ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)	82	82
B	(81-90)		
C	(69-80)		
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
- Fifth Floor Apartment
- En Suite To Bedroom One
- One Allocated Parking Space
- Close To Good Transport Links
- Two Bedrooms
- Very Well Presented
- Town Centre Location
- Balcony
- Close To Local Amenities

## FULL DETAILS

### Hallway

Enter via door, laminate flooring and storage cupboards, one with a washing machine in.

### Kitchen

Range of base and eye level units, four ring electric hob, extractor hood, oven, dishwasher, fridge/freezer, sink and laminate flooring.

### Living/Dining Room

Laminate flooring and sliding door leading to the balcony.

### Bedroom One

Wardrobe and carpet flooring. Door leading through to the;

### En Suite

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

### Bedroom Two

Wardrobes and laminate flooring.

### Bathroom

Bath with shower attachment, low level WC, wash

hand basin, vanity mirror, heated towel rail, partly tiled walls and laminate flooring.

### Lease Information

We have been advised by the current owner that there is approximately 106 years left on the lease. The current ground rent is £300 per annum and the current service charge is approximately £3600 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band D.

## FLOORPLAN

FIFTH FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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## SOUTHWELL PARK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this recently decorated apartment in The Courtyard development, located in the heart of Camberley town centre, ideally situated for all that Camberley has to offer such as The Square shopping centre, Atrium complex, train station and Places Leisure to name a few.

This very well presented fifth floor property, which is being sold with no onward chain, features two bedrooms with an en suite to bedroom one, bathroom and an open plan kitchen/living/dining room with access on to the balcony. Additional benefits include one allocated underground parking space, a secure entry system and lift access.

As well as being ideally situated for good transport links, The Meadows shopping centre is within close proximity with a large M&S and Tesco with a Next opposite.