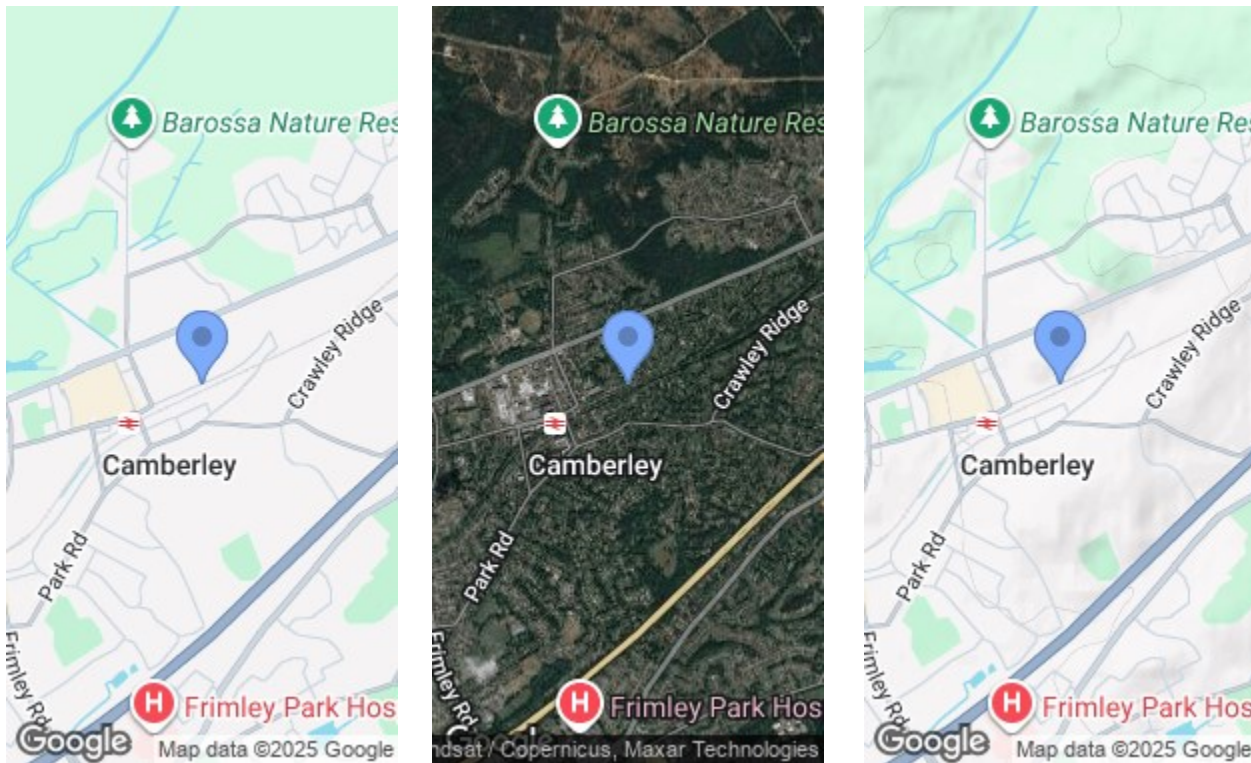




ROAD MAP

HYBRID MAP

TERRAIN MAP



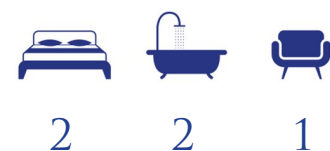
# RALEIGH HOUSE, CAMBERLEY GU15 OFFERS IN EXCESS OF £280,000

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)



Registered in England and Wales. Registered number 07092765. Registered address: 54 Obelisk Way, Camberley, Surrey GU15 3SG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	84	84
EU Directive 2002/91/EC		





## MAIN FEATURES

- No Onward Chain
- Top Floor Apartment
- Two Double Bedrooms
- Walking Distance Of Camberley Town Centre
- Modern Kitchen
- Modern Bathroom & En Suite
- Allocated Parking
- Great Commuter Links

## FULL DETAILS

### Communal Entrance

Stairs leading to first and second floors.

### Entrance Hallway

Access to storage cupboard which has a slatted shelf and washer/dryer. Laminate flooring.

### Kitchen/Living/Dining Room

18'8 x 18'0 (5.69m x 5.49m)

Open plan and laminate flooring. Kitchen area is fitted with a range of base and eye level units, boiler, sink, five ring gas hob, electric fan assisted double oven, extractor hood and integrated appliances comprising; fridge/freezer and dishwasher.

### Bedroom One

15'1 x 9'0 (4.60m x 2.74m)

Double bedroom, wardrobe and carpet flooring.

### En Suite

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

### Bedroom Two

14'1 x 9'2 (4.29m x 2.79m)

Double bedroom and carpet flooring.

### Bathroom

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

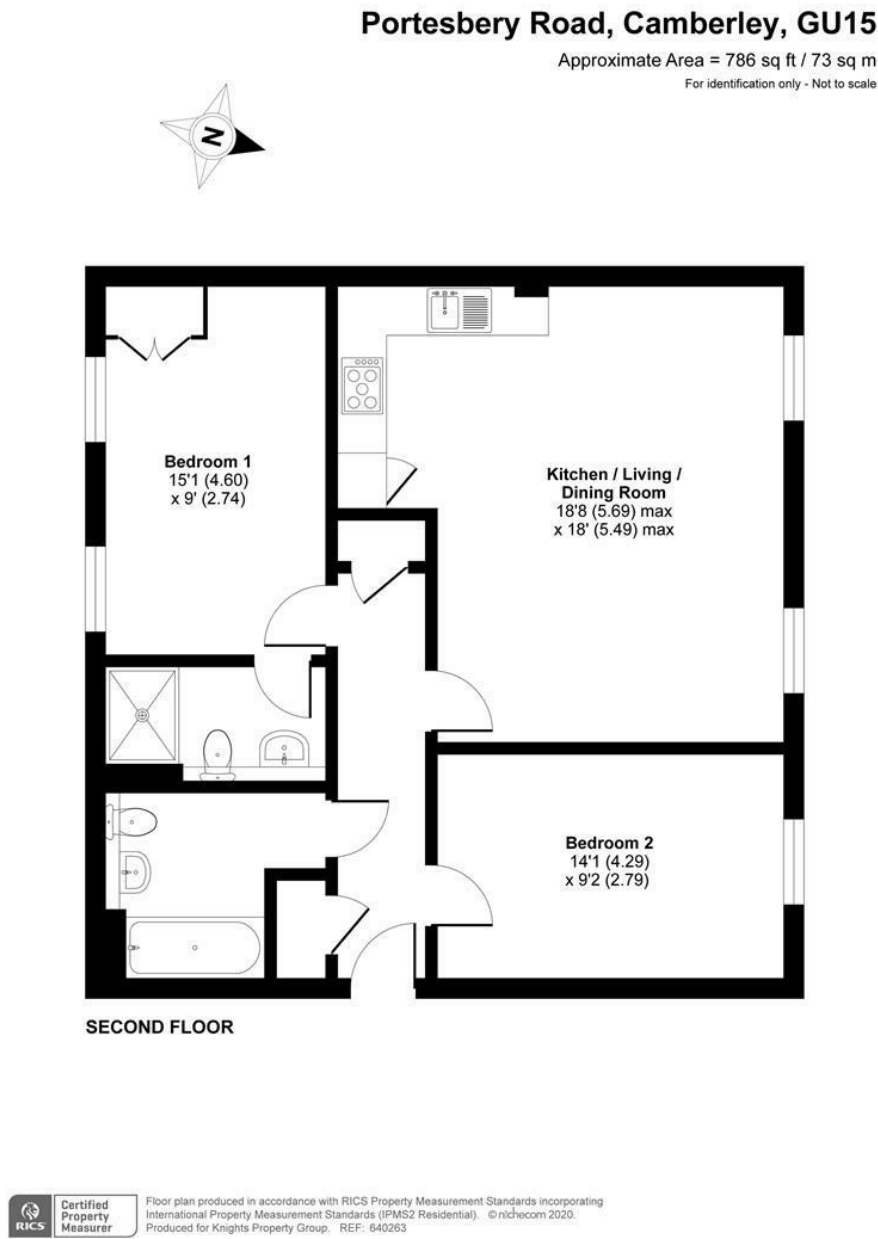
### Council Tax

Band D.

### Leasehold Information

We have been advised by the owner that there is approximately 118 years remaining on the lease. The current ground rent is approximately £300 per annum and the current service charge is approximately £1500 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

## FLOORPLAN



## RALEIGH HOUSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale in Raleigh House, is this modern top floor apartment located on Portesbery Road in Camberley. This well presented property boasts an open plan kitchen/living/dining room, bathroom and two double bedrooms with an en suite to bedroom one. Situated within walking distance of Camberley town centre, this apartment offers not only a stylish living space but also easy access to a variety of amenities including The Square shopping centre, train station and Places Leisure. The property comes with allocated parking and is also being sold with no onward chain complications.