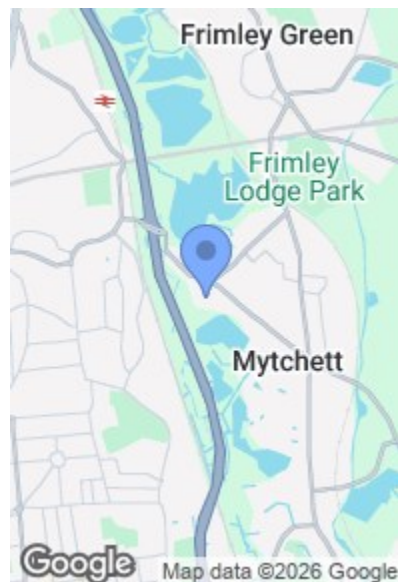




SHERRARD WAY, MYTCHETT, CAMBERLEY GU16
OFFERS IN EXCESS OF £250,000

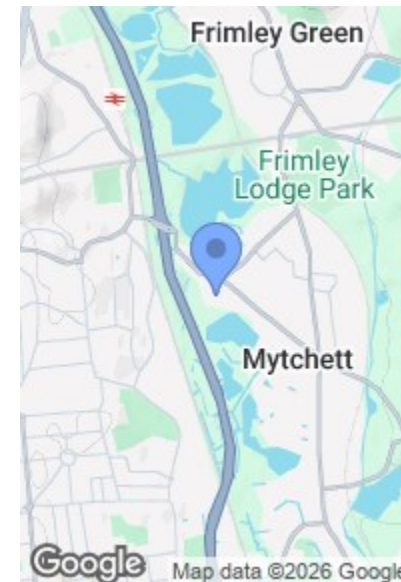
ROAD MAP



HYBRID MAP



TERRAIN MAP



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	75	81
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
- Lovely Views Of The Surrounding Area
- Modern Kitchen/Breakfast Room
- Allocated Parking
- Communal Grounds

FULL DETAILS

Entrance Hallway

Enter via door, access to airing cupboard and carpet flooring.

Reception Room

12'6 x 12'2 (3.81m x 3.71m)

Doors leading to the juliet balcony and carpet flooring.

Kitchen/Breakfast Room

12'2 x 9'4 (3.71m x 2.84m)

Range of base and eye level units and integrated appliances comprising; fridge/freezer, washing machine and dishwasher. Four ring gas hob, electric fan assisted oven, extractor hood, sink, partly tiled walls and laminate flooring.

Bedroom One

14'10 x 13'6 (4.52m x 4.11m)

Rear aspect, wardrobe with hanging space, carpet flooring and door leading through to;

En Suite

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

Bedroom Two

11'4 x 10'6 (3.45m x 3.20m)

Rear aspect, wardrobe with hanging space and carpet flooring.

Bathroom

Bath with shower attachment, low level WC, wash hand basin and partly tiled walls.

Council Tax

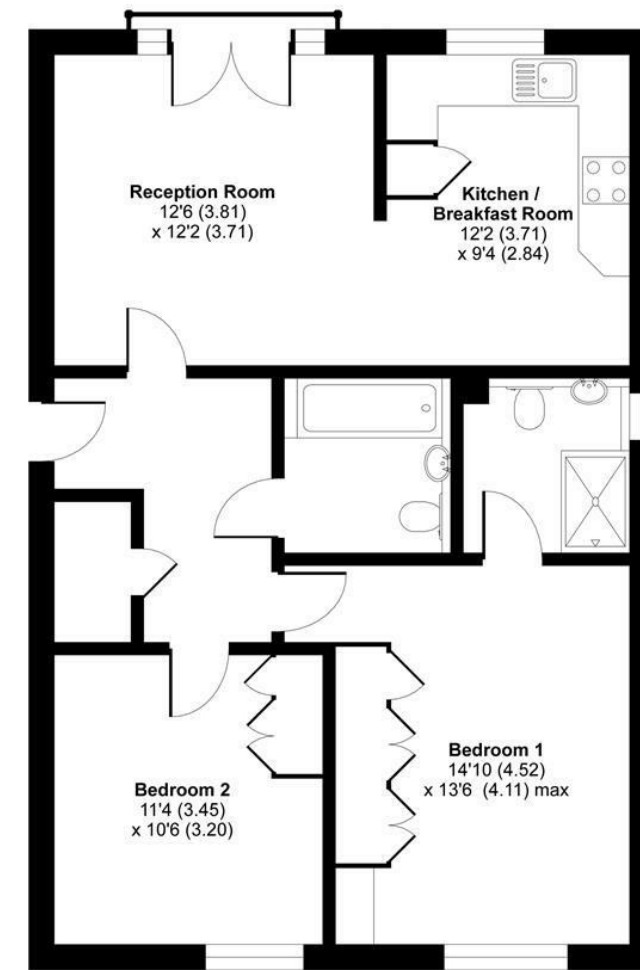
Band C.

FLOORPLAN

Sherrard Way, Mytchett, Camberley, GU16

Approximate Area = 783 sq ft / 72.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Knights Property Group. REF: 740636

SHERRARD WAY, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Located within easy access of the A331 and other major road links, is this well presented first floor apartment. The apartment comprising; reception room leading to the modern kitchen/breakfast room, modern bathroom and two bedrooms with en suite to bedroom one. Further benefits include; allocated parking for one vehicle and a communal rear garden. The property is also within a short distance of the picturesque Basingstoke Canal and Frimley Lodge Park.