

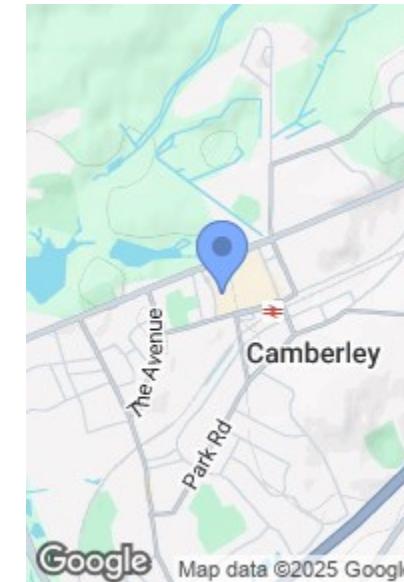
ROAD MAP



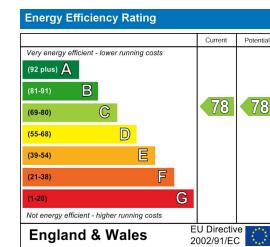
HYBRID MAP



TERRAIN MAP



**THE COURTYARD, CAMBERLEY GU15**  
OFFERS IN EXCESS OF £280,000



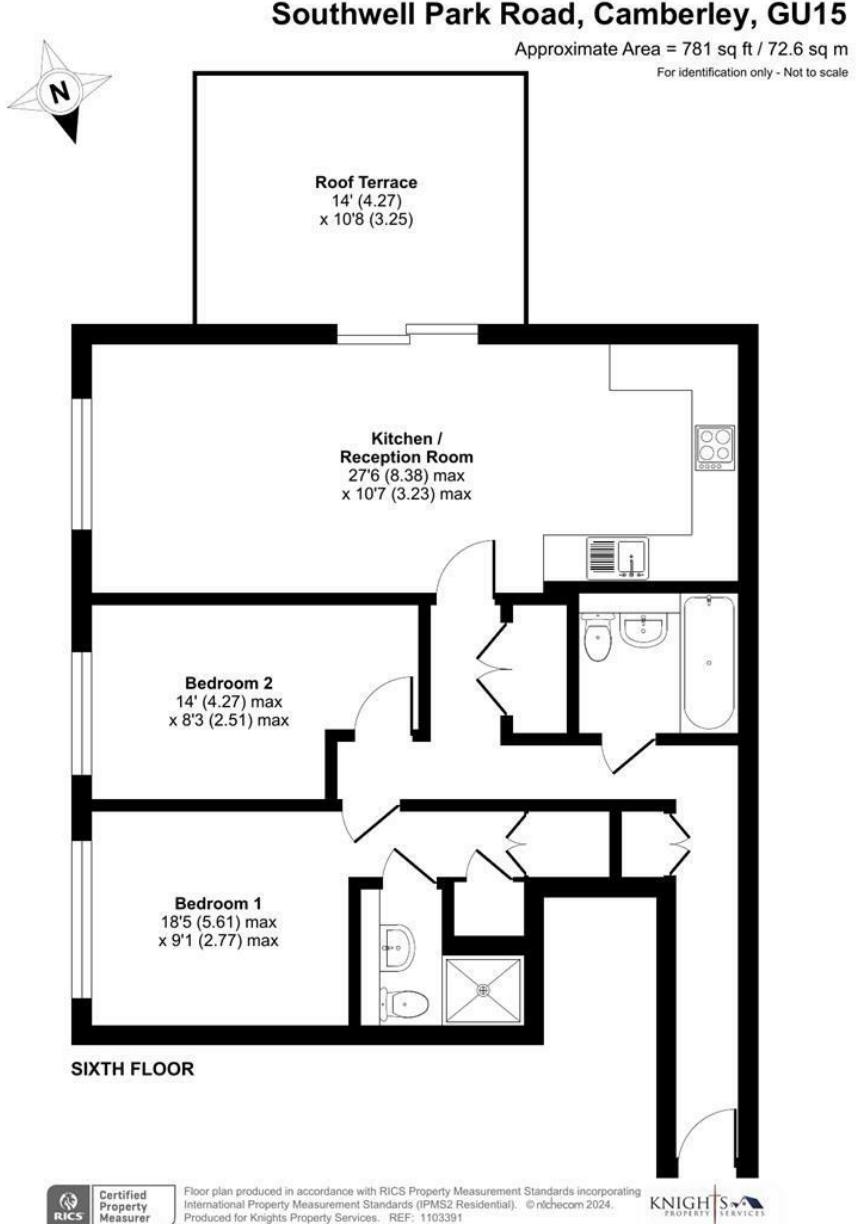
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## FLOORPLAN



## MAIN FEATURES

- No Onward Chain
- Penthouse Apartment
- Two Double Bedrooms
- Roof Terrace
- Underfloor Heating
- One Allocated Parking Space
- Town Centre Position
- Bathroom & En Suite
- Lift

## FULL DETAILS

### Entrance Hallway

Enter via door, laminate flooring and storage cupboards with space for; washing machine.

### Kitchen/Reception Room

27'6 x 10'7 (8.38m x 3.23m)

Range of base and eye level units, sink, four ring electric hob, extractor hood, oven, dishwasher, partly tiled walls and laminate flooring. Space for; fridge/freezer. Reception area has laminate flooring and sliding door leading to;

### Roof Terrace

14'0 x 10'8 (4.27m x 3.25m)

Great views of the surrounding area.

### Bedroom One

18'5 x 9'1 (5.61m x 2.77m)

Double bedroom, wardrobes, carpet flooring and door leading through to;

### En Suite

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

### Bedroom Two

14'0 x 8'3 (4.27m x 2.51m)

Double bedroom and carpet flooring.

### Bathroom

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

### Leasehold Information

We have been advised by the owner that there is approximately 108 years left on the lease. The current ground rent is £300 per annum and the current service charge is £2924 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

### Council Tax

Band D.

## THE COURTYARD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\* New to the market for sale is this immaculately presented apartment. The light and airy home benefits from a penthouse position within the development and includes a spacious south facing roof terrace with unobstructed views and privacy. The modern property, which is being sold with no onward chain complications, comprising; open plan kitchen/reception room, bathroom and two double bedrooms with an en suite to bedroom one. The property is ideally positioned for great commuter links as well as everything that Camberley has to offer such as the Atrium Complex, The Square shopping centre, train station and Places Leisure.