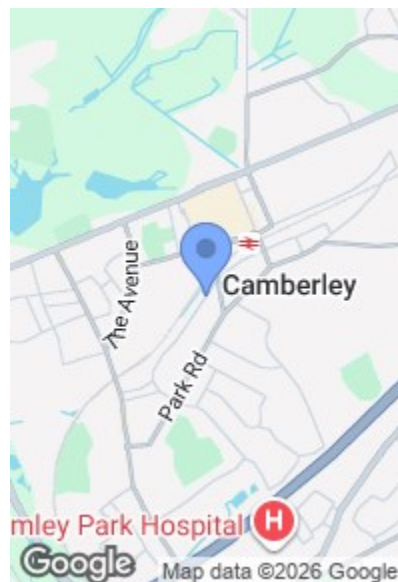
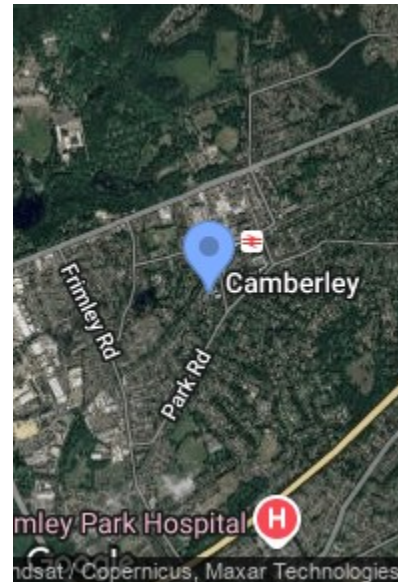


119 GORDON ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £325,000

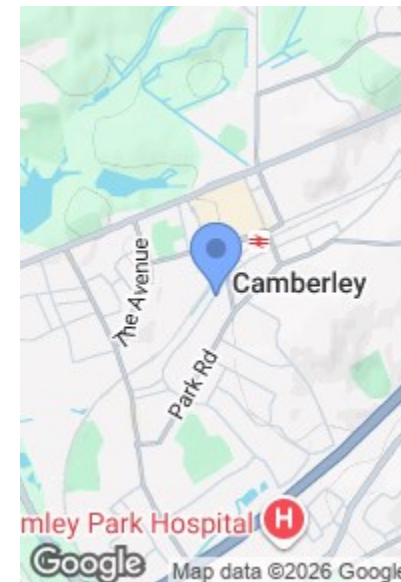
ROAD MAP



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	81	81
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	



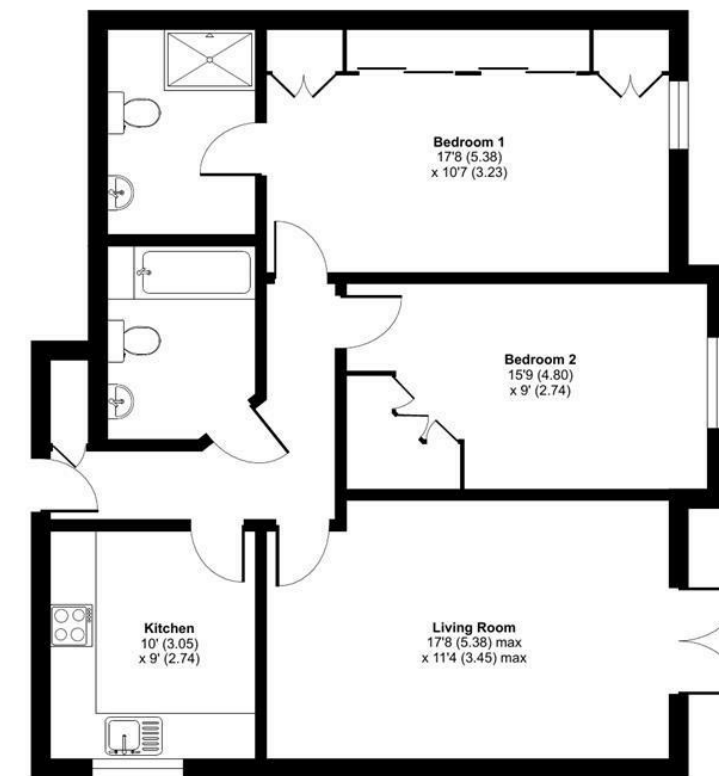


## FLOORPLAN

### Selhurst Court, Gordon Road, Camberley, GU15

Approximate Area = 848 sq ft / 78 sq m

For identification only - Not to scale



GROUND FLOOR



## MAIN FEATURES

- Share Of Freehold
- Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Walking Distance Of Camberley Town Centre
- En Suite To Bedroom One
- Well Maintained Rear Garden
- One Allocated Parking Space

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboard and laminate flooring.

### Kitchen

10'0 x 9'0 (3.05m x 2.74m)

Range of base and eye level units, sink, oven, four ring gas hob, extractor fan, slimline dishwasher, washing machine and space for; fridge/freezer. Partly tiled walls and linoleum flooring.

### Living Room

17'8 x 11'4 (5.38m x 3.45m)

Laminate flooring and doors leading to the rear garden.

### Bedroom One

17'8 x 10'7 (5.38m x 3.23m)

Rear aspect double bedroom, new carpet flooring and wardrobes with additional mirrored wardrobes.

### En Suite

Shower cubicle, wash hand basin with storage below, low level WC and partly tiled walls.

### Bedroom Two

15'9 x 9'0 (4.80m x 2.74m)

Rear aspect double bedroom, wardrobe and new carpet flooring.

### Bathroom

Wash hand basin with storage below, low level WC, bath with power shower and partly tiled walls.

### To The Rear

Mainly laid to lawn with patio area. Mature trees and shrubs and access on to the communal grounds.

### Parking

One allocated parking space with visitor bays.

### Council Tax

Band D.

### Leasehold Information

We have been advised by the current owner that the property is share of freehold. There are approximately 106 years left on the lease. The current service charge is approximately £250 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## 119 GORDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*SHARE OF FREEHOLD\*\*** Nestled along Gordon Road is this very well presented ground floor apartment, which is within walking distance of Camberley town centre. The property features a living room, separate kitchen, bathroom and two double bedrooms with the added luxury of an en suite to bedroom one. A standout feature for this ground floor apartment is the good-size and well maintained rear garden. There is one allocated parking space in addition to visitor bays. Selhurst Court is situated in a gated development and has well maintained grounds and a lift in the block. Places Leisure, The Square shopping centre and train station are just a few of the array of amenities that Camberley has to offer, that are within walking distance.