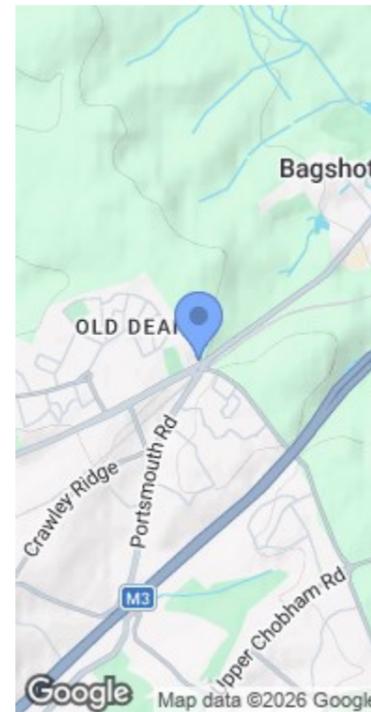




ROAD MAP

HYBRID MAP

TERRAIN MAP



PEAR TREE COURT, CAMBERLEY GU15  
PRICE GUIDE £180,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



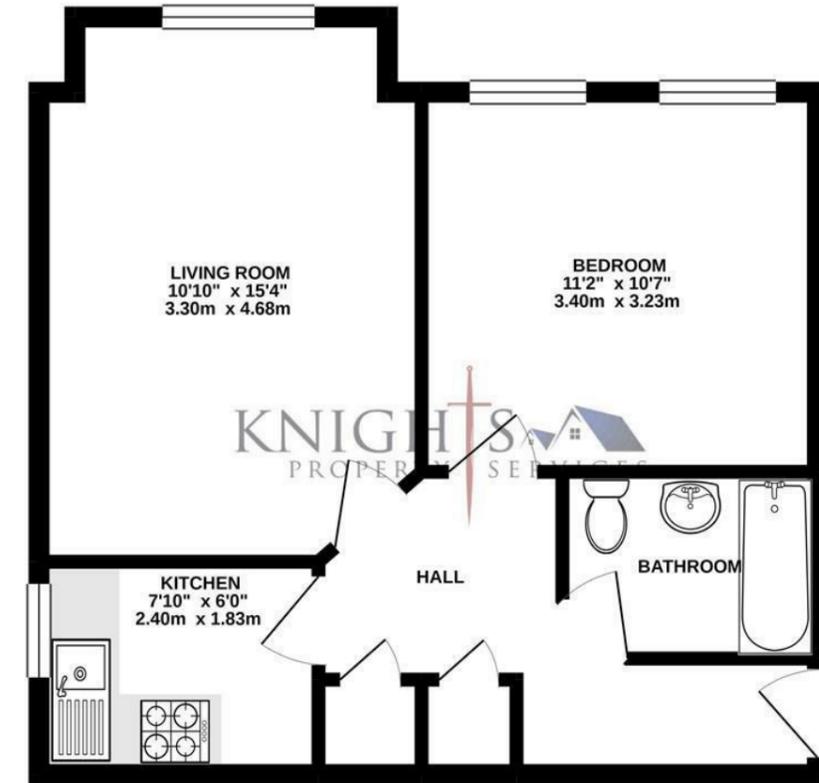
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	75	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

FIRST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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.  
Made with Metropix ©2021



## PEAR TREE COURT, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\*

For sale is this very well presented one bedroom first floor apartment, ideally located for easy access to both Camberley town centre and Bagshot village. The property features a spacious living room, a modern separate kitchen, a double bedroom and a stylish, modern bathroom. The apartment is in excellent decorative order throughout and benefits from newly renovated communal areas, adding to the overall appeal.

Further advantages include allocated parking, good commuter links and close proximity to local woodlands, offering a balance of convenience and natural surroundings. With no onward chain, this apartment is an ideal opportunity for first-time buyers or investors looking for a low-maintenance and attractive home in a well-connected area.

## MAIN FEATURES

- One Bedroom Apartment
- No Onward Chain
- Allocated Parking
- Newly Renovated Communal Areas
- Well Presented
- Easy Access To Town Centre
- Modern Bathroom
- Modern Kitchen
- Good Commuter Links

## FULL DETAILS

**Living Room**  
10'10" x 15'4" (3.30m x 4.67m)  
Carpet flooring.

**Kitchen**  
7'10" x 6'0" (2.39m x 1.83m)  
Range of base and eye level units, sink, hob, extractor fan, oven and space for; fridge/freezer and washing machine.

**Bedroom**  
11'2" x 10'7" (3.40m x 3.23m)  
Carpet flooring.

**Bathroom**  
Bath with shower, low level WC and wash hand basin.

**Council Tax**  
Band B.