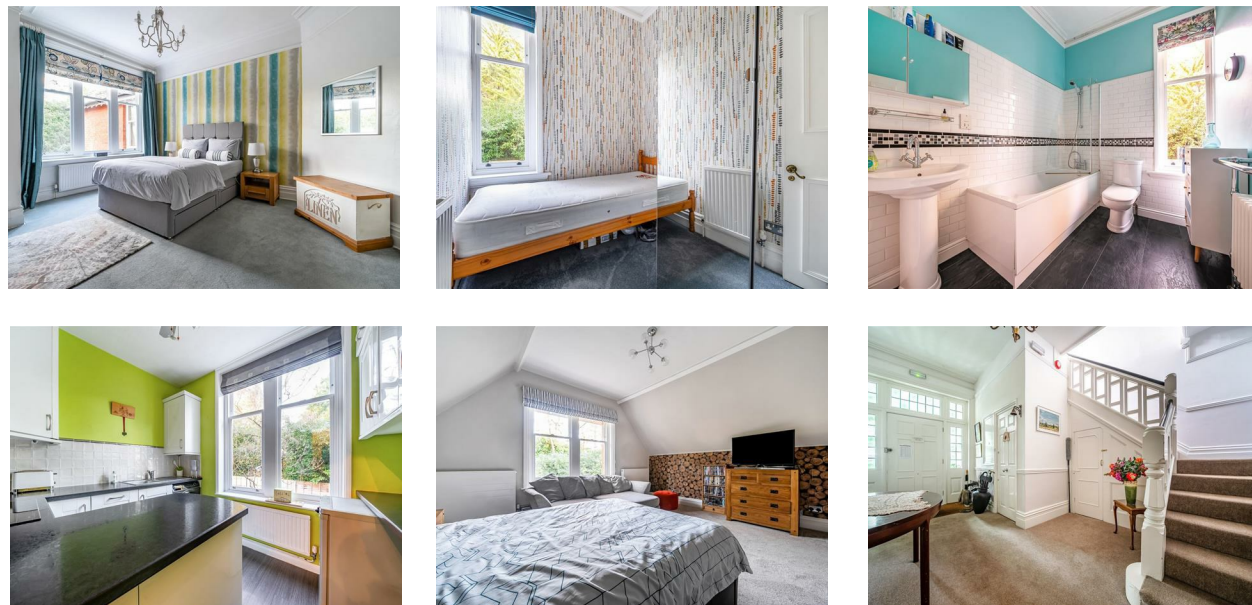
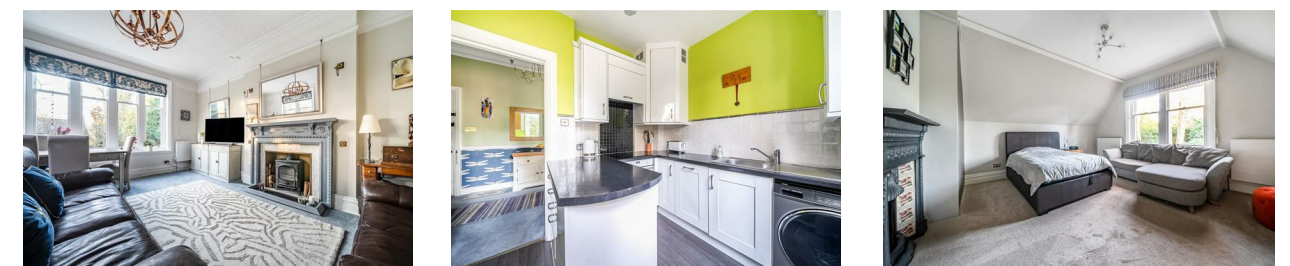
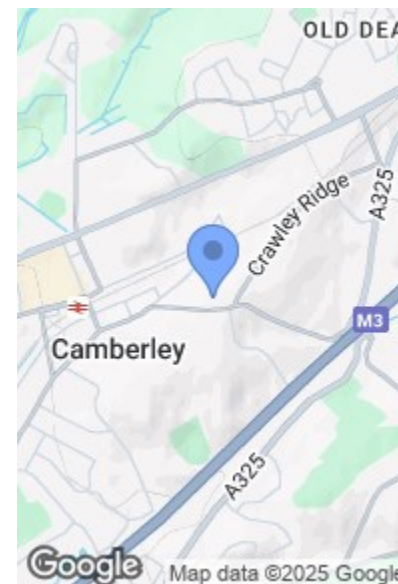
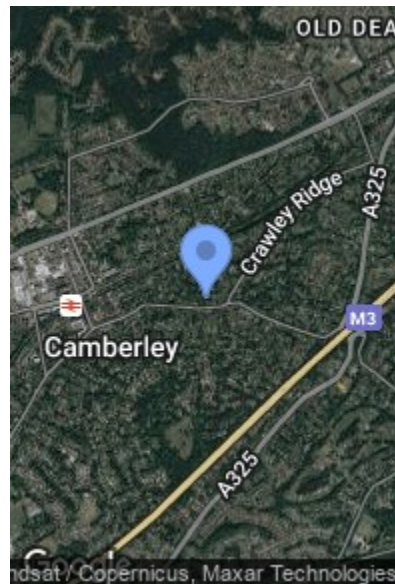
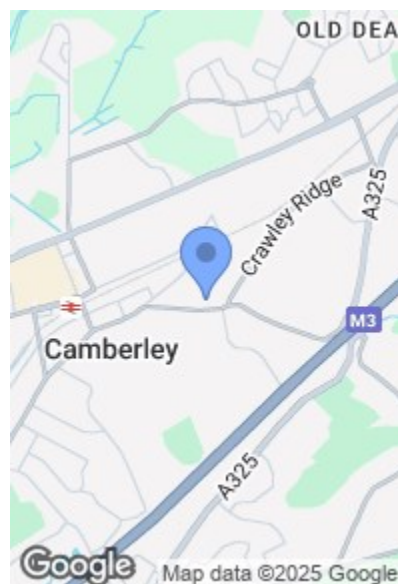




ROAD MAP

HYBRID MAP

TERRAIN MAP



23 CHURCH HILL, CAMBERLEY GU15
£425,000

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	72
EU Directive 2002/91/EC		





MAIN FEATURES

- First Floor Apartment
- Three Bedrooms
- Character Features
- Very Well Presented
- Walking Distance Of Camberley Town Centre

- Share Of Freehold
- Garage
- Two Parking Spaces
- Good Transport Links

FULL DETAILS

Entrance Hallway

Storage cupboard and carpet flooring.

Lounge

16'5 x 16'0 (5.00m x 4.88m)

Dual aspect, feature fireplace with log burner and carpet flooring.

Kitchen

8'3 x 9'4 (2.51m x 2.84m)

Range of base and eye level units, boiler, sink, dishwasher, four ring hob, oven and space for; washing machine and fridge/freezer. Vinyl flooring and partly tiled walls.

Bedroom One

16'11 x 12'4 (5.16m x 3.76m)

Double bedroom, wardrobes and carpet flooring.

Bedroom Two

15'7 x 14'10 (4.75m x 4.52m)

Double bedroom, wardrobes and carpet flooring.

Bedroom Three

8'1 x 6'8 (2.46m x 2.03m)

Carpet flooring.

Bathroom

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

Garage

17'5 x 8'3 (5.31m x 2.51m)

Lease Information

We have been advised by the current owner that there is approximately 102 years remaining on the lease. The current service charge is approximately £1464.10 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Council Tax

Band C.

FLOORPLAN



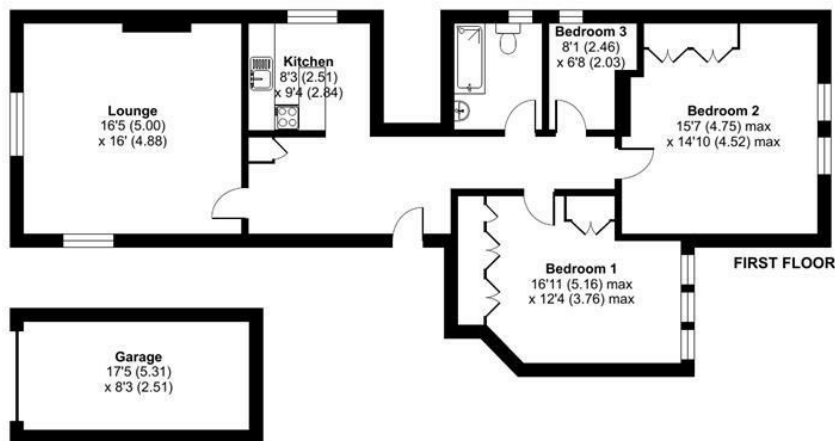
Church Hill, Camberley, GU15

Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1230307.

23 CHURCH HILL, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****SHARE OF FREEHOLD**** New to the market for sale is this first floor apartment, which is share of freehold and tucked away within close proximity of Camberley town centre and its wide range of amenities such as The Square shopping centre, Atrium complex, train station and Places Leisure. The well presented and characterful apartment comprising; lounge, kitchen, modern bathroom, two sizeable double bedrooms and a further bedroom. Additional features to note include two parking spaces, communal garden and a garage in a block.