



APPLEY DRIVE, CAMBERLEY GU15
OFFERS IN EXCESS OF £120,000

ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		63	71
		EU Directive 2002/91/EC	





FLOORPLAN

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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 62026



MAIN FEATURES

- No Onward Chain
- Ground Floor Apartment
- Well Maintained Communal Grounds
- Close To Camberley Town Centre
- Exclusively For Over 60s
- Two Bedrooms
- Two Allocated Parking Spaces
- Cul-De-Sac Setting

FULL DETAILS

Entrance Hall

Enter via door, storage cupboards and laminate flooring.

Kitchen

Range of base and eye level units, sink, hob, extractor fan, oven, washing machine and fridge/freezer.

Living/Dining Room

Dual aspect, fireplace and carpet flooring.

Shower Room

Shower cubicle, low level WC, wash hand basin, partly tiled walls and tiled flooring.

Bedroom One

Rear aspect, wardrobes and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Leasehold Information

We have been advised by the current owner that there is approximately 153 years remaining on the lease. The current service charge and ground rent combined is approximately £296 per month.

Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Council Tax

Band C.

APPLEY DRIVE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN & EXCLUSIVELY FOR OVER 60s**** For sale is this well presented ground floor apartment in Appley Court, which is exclusively for over 60s and is being sold with no onward chain. The home occupies a cul-de-sac setting and is within close proximity of Camberley town centre, with its array of amenities from The Square shopping centre to the train station and Places Leisure. It is also well situated for good transport links.

The property comprising; living/dining room, kitchen, two bedrooms and a shower room. The apartment comes with two allocated parking spaces, plus there is further communal parking.

In addition to well maintained communal grounds, there are also communal areas as well as an on-site manager. A standout feature to mention is that the owner has recently extended the lease.