

**LAKE AVENUE, MYTCHETT, CAMBERLEY GU16**  
OFFERS IN EXCESS OF £475,000

ROAD MAP



HYBRID MAP



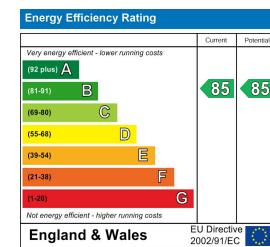
TERRAIN MAP



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## FLOORPLAN



## MAIN FEATURES

- No Onward Chain
- Luxurious Duplex Apartment
- Share Of Freehold
- Two Double Bedrooms
- Option To Purchase The Furniture
- Balconies With Stunning Views
- Modern Kitchen
- Two Allocated Parking Spaces
- Two En Suites

## FULL DETAILS

### Entrance Hallway

Enter via door, telecom system and karndean flooring.

### Kitchen/Reception Room 21'0" x 20'0" (6.40m x 6.10m)

Open plan and karndean flooring. Kitchen has a range of base and eye level units, quartz work surfaces, island, sink, four ring induction hob, extractor fan, oven, fridge/freezer, washer/dryer and dishwasher. Doors leading through to;

### Balcony

13'2" x 4'4" (4.01m x 1.32m)

Impressive views over the lake.

### Cloakroom

Wash hand basin with storage below, low level WC, heated towel rail and karndean flooring.

### Bedroom Two

14'11" x 13'7" (4.55m x 4.14m)

Double bedroom, eaves storage and carpet flooring. Door leading through to;

### En Suite

Shower cubicle, wash hand basin with storage below, low level WC, heated towel rail, partly tiled walls and karndean flooring.

### Bedroom One

17'4" x 15'5" (5.28m x 4.70m)

Very spacious rear aspect bedroom, wardrobes, carpet flooring and doors leading to the balcony. Door leading through to;

### En Suite

Wash hand basin with storage below, bath, shower cubicle, low level WC, heated towel rail and karndean flooring.

### Balcony

13'6" x 4'6" (4.11m x 1.37m)

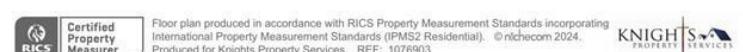
Impressive views over the lake.

### Further Information

We have been advised by the owner that there is approximately 997 years left on the lease and the current service charge is approximately £205 per month, which includes buildings insurance. 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knights Property Services. REF: 1076903

## LAKE AVENUE, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\*SHARE OF FREEHOLD\*\* Excited to market for sale this beautifully presented luxurious duplex apartment, situated on the Waters Edge development and centred around a natural lake. The impressive property, located in Mytchett, is share of freehold and was built just over two years ago. There is an open plan kitchen/reception room, cloakroom and two double bedrooms, both with modern en suites. In addition to the stunning views, the home further boasts two balconies, two allocated parking spaces as well as access to electric car charging points. A viewing is highly recommended to appreciate everything that this property has to offer.