



ROAD MAP

HYBRID MAP

TERRAIN MAP



ELMHURST COURT, HEATHCOTE ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £230,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91	81	82
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	





## MAIN FEATURES

- No Onward Chain
- Second Floor Apartment
- Two Double Bedrooms
- Town Centre Position
- Large Reception Room
- One Allocated Parking Space
- Communal Grounds

## FULL DETAILS

### Communal Entrance

Enter via door, mailboxes and stairs and lift leading to property.

### Entrance Hallway

Telephone entrance system, storage cupboards and carpet flooring.

### Kitchen

10'3" x 8'0" (3.12 x 2.44)

Fitted with a range of base and eye level units, sink, integrated washer/dryer, four ring gas hob with extractor hood above, electric fan assisted oven and linoleum flooring.

### Reception Room

19'9" x 10'2" (6.02 x 3.10)

Bay window and carpet flooring.

### Bedroom One

16'5" x 9'6" (5.00m x 2.90m)

Double bedroom, built-in wardrobe, carpet flooring and door leading through to;

### En Suite

Low level WC, wash hand basin, shower cubicle, partly tiled walls and laminate flooring.

### Bedroom Two

12'3" x 9'2" (3.73 x 2.79)

Double bedroom and carpet flooring.

### Bathroom

Panel enclosed bath with shower, low level WC, wash hand basin, partly tiled walls and linoleum flooring.

### Council Tax

Band D.

### Leasehold Information

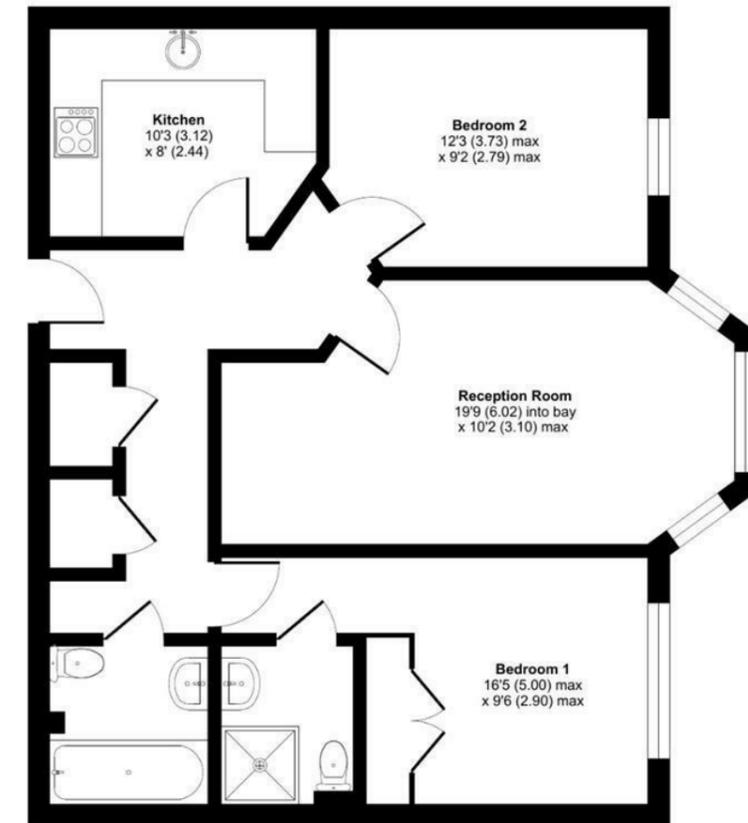
We have been advised by the owner that there is approximately 400 years remaining on the lease. The current ground rent is £200 per annum and the maintenance charge is currently £140 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN

### Heathcote Road, Camberley, GU15

Approximate Area = 712 sq ft / 66 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Knights Property Services. REF: 886772



## ELMHURST COURT, HEATHCOTE ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this very well presented second floor apartment, occupying a town centre position. The home comprising; large reception room, kitchen, two double bedrooms with an en suite to bedroom one and a bathroom. Further benefits include well maintained communal grounds and allocated parking. As well as being situated for good commuter links, it is also ideally situated for all that Camberley has to offer such as Places Leisure, train station, theatre, Atrium complex and The Square shopping centre. This would make an ideal first time purchase or investment opportunity.