

ROAD MAP

HYBRID MAP

TERRAIN MAP



WOODLANDS COURT, SANDHURST GU47
OFFERS IN EXCESS OF £160,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
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	71	77
EU Directive 2002/91/EC		





MAIN FEATURES

- No Onward Chain
- One Double Bedroom
- Ground Floor Apartment
- Claremont Wood Development
- Undergoing A New Lease Extension
- Close To Local Amenities
- Separate Kitchen
- Good Transport Links

FULL DETAILS

Entrance Hallway

Enter via door and storage cupboard.

Reception Room

Carpet flooring.

Kitchen

Range of base and eye level units, gas hob, oven, extractor fan, sink and space for; washing machine and fridge/freezer. Party tiled walls.

Bedroom

Double bedroom and carpet flooring.

Bathroom

Bath with shower, wash hand basin with storage below, low level WC and partly tiled walls.

Council Tax

Band B.

Lease Information

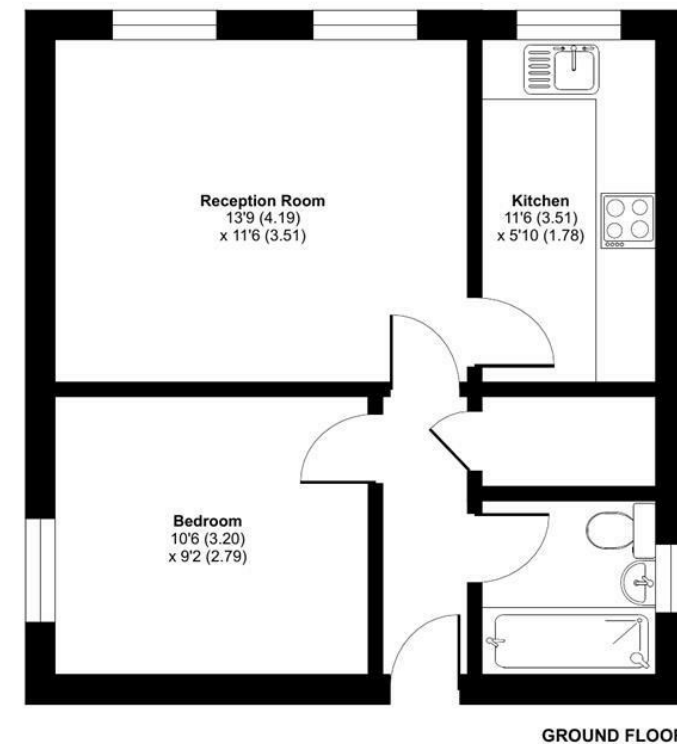
The owner is currently undergoing a new lease extension. The current service charge and ground rent combined is approximately £160.74 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN

Woodlands Court, Owlsmoor, Sandhurst, GU47

Approximate Area = 430 sq ft / 39.9 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: 1263451

WOODLANDS COURT, SANDHURST GU47

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN****UNDERGOING A NEW LEASE EXTENSION******
For sale is this ground floor apartment, located on the ever popular Claremont Wood development. The property comprising; kitchen, reception room, double bedroom and bathroom. The property comes with residential parking and some of the rooms have recently been painted. A standout feature is that the owner is currently undergoing a new lease extension. Sandhurst has a wide range of amenities from the Meadows shopping centre, to the memorial park and Swinley Forest. It is also ideally situated for great commuter links.