

Flat 9, Queens Keep 7 Upper Park Road,  
CAMBERLEY, Surrey. GU15 2ET.



Guide Price **£220,000** Leasehold



\*\*\*\*NO ONWARD CHAIN\*\*\* A two bedroom, first floor apartment situated within walking distance of Camberley town centre with its comprehensive range of shopping and leisure facilities together with a good choice of restaurants and railway station. The property benefits from having gas fired central heating and sealed unit double glazing. The two bedrooms are double with bedroom one having a built-in wardrobe. There is a small balcony off the lounge/dining room, communal gardens, garage in a nearby block and residents parking. The lease has 142 years to run.

EPC: C Council Tax Band C: £1,922.86 Ground Rent: £25.00 pa. Service Charge: £1,600.00 pa.

The Property Ombudsman  
NAEA  
APPROVED CODE TRADING STANDARDS UK  
Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR  
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel: 01252 838899  
1 Guildford Road, Camberley, Surrey, GU16 6NL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

### Entrance Hall

Airing cupboard, radiator, storage cupboard.

### Lounge/Dining Room

10' 8" x 16' 9" (3.25m x 5.11m) Two radiators, two double glazed windows and door to BALCONY.

### Kitchen

7' 10" x 9' 10" (2.39m x 3.00m) Single drainer sink unit with adjoining work tops, range of high and low level units in a light wood colour, plumbing for a washing machine, space for a fridge/freezer, gas fired central heating boiler, double glazed window.

### Bedroom 1

9' 6" x 14' 3" (2.90m x 4.34m) Built in wardrobe, radiator, double glazed window.

### Bedroom 2

7' 10" x 11' 2" (2.39m x 3.40m) Double glazed windows, radiator.

### Bathroom

White suite comprising of a panel bath with a shower attachment and a tiled surround, pedestal wash basin, radiator, double glazed frosted window.

### Separate WC

White suite, half tiled walls, double glazed frosted window.

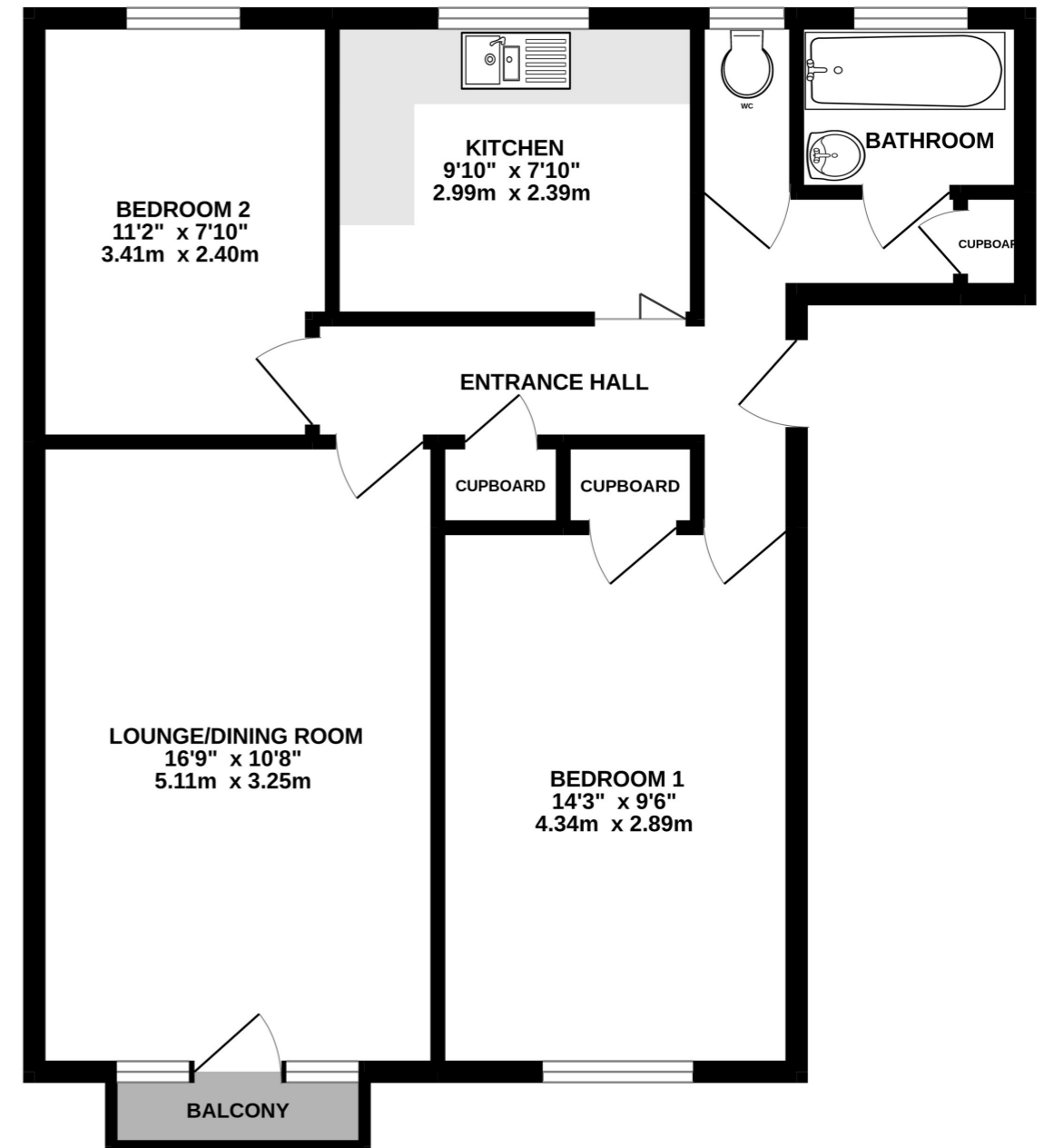
### Outside

Communal gardens and residents parking.

### Garage

In nearby separate block.

FIRST FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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.  
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