

Flat 25 Camberley Towers

40 Upper Gordon Road, Camberley.
GU15 2HP



£190,000 Share of Freehold



- Ground floor apartment
- Ideal first time or investment purchase
- Communal gardens
- Sealed unit double glazing
- No onward chain

- One double bedroom
- Long lease approx. 175 years left
- Walking distance of Camberley town centre & railway station
- Gas fired radiator central heating



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899

1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

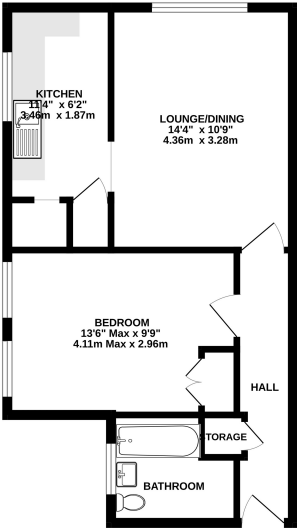
A conveniently situated one bedroom ground floor apartment representing an ideal first time or investment purchase. Entrance hall with a deep built-in coats cupboard, lounge/dining room, kitchen with light wood coloured units and ample appliance space, built-in shelved storage cupboard with boiler, and a further shelved storage cupboard. The double bedroom has a double built-in wardrobe and further free standing wardrobes with shelving and hanging space. The bathroom has a white suite with a separate shower unit and a fully tiled surround. The property has double glazed windows and gas fired central heating with a modern Glow Worm gas fired boiler. Outside there are well kept communal gardens, a car port and further permit parking. No onward chain.

EPC Rating: D, Council Tax band C: £2,175.25 p.a. (2025/26), Service charge: £1,000 p.a. + Insurance, Ground Rent: Nil, Lease: 199 years from 2001 (175 years left to run)


Location: The property is within walking distance of Camberley town centre with its comprehensive range of shopping and sporting facilities together with a range of fine eateries, sports complex with swimming pool, and railway station.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA - 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, corners and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		66	77
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

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