

Flat 6 Elands Court, 49 Park Road, Camberley. GU15 2SP



£250,000 Share of Freehold



- Two Double Bedrooms
- 16ft Living/Dining Room
- Allocated parking space
- Family Bathroom
- Private Loft Space

- En-suite Shower Room
- Share of Freehold
- No Onward Chain
- Double Glazed Windows
- Close to Camberley Town Centre



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

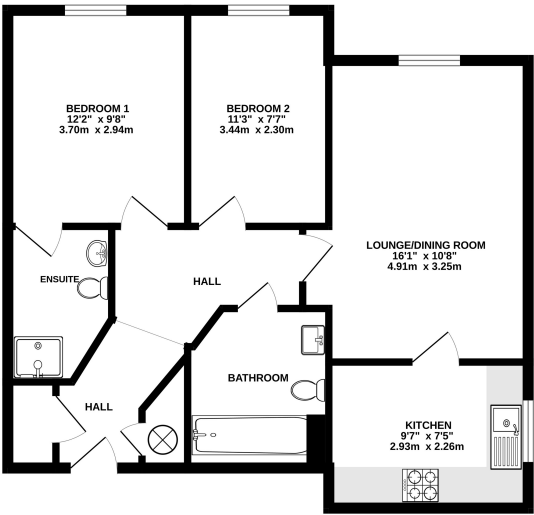
1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

A modern and well appointed purpose built second floor apartment with no onward chain boasting a share of freehold between eight apartments with allocated and visitor parking to rear via archway entrance. The property offers versatile and flexible accommodation comprising of hallway with storage cupboards and access to private loft space, master bedroom with en-suite shower room, bedroom two, family bathroom, living/dining room and kitchen. Externally there is allocated parking and visitor parking to the rear with features also including gas central heating and Upvc double glazing throughout. EPC Rating: C Council Tax Band C: £2,175.25 p.a. (2025/26) Lease: 999 years from 2004 (979 years remaining) Maintenance Charge including building insurance: £1,336 p.a. Ground Rent: £Nil (Share of Freehold). Location: Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley has The Atrium complex offering a health & fitness club, cafés and restaurants. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and Camberley Theatre.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other parts 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 actual layout and appearance of the property may vary from the plan and no guarantee as to their quantity or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	80
A		
(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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