

5 Scarlet Oaks Camberley, GU15 1RD



£215,000 Leasehold



- Ground floor two bedroom apartment
- Gas fired central heating by radiators
- Well kept communal gardens
- No onward chain

- Ideal first time or investment purchase
- Sealed unit double glazed windows
- Allocated parking space
- Long lease (154 years left)



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Summary

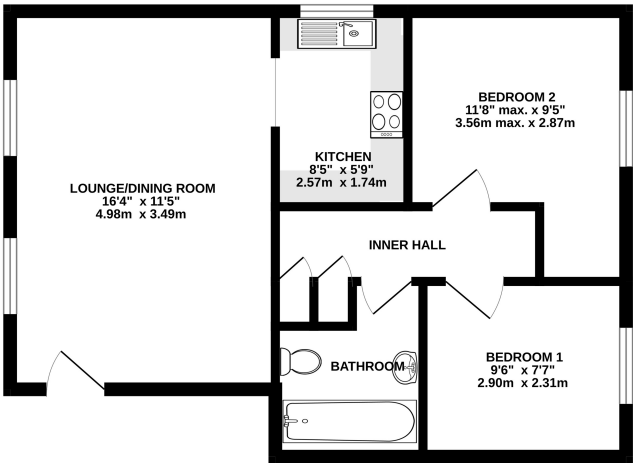
A ground floor two bedroom apartment representing an ideal first time or investment purchase. From the lounge/dining room is an archway to the kitchen with built-in four hot plate Hotpoint electric hob, space and plumbing for washing machine, space for fridge/freezer. There is an inner hall with built-in storage cupboards, both bedrooms are rear aspect, and there is a white suite in the bathroom. The property has gas fired central heating by radiators and sealed unit double glazed leaded light windows. Outside there are well kept communal gardens and an allocated parking space. No onward chain.

EPC Rating: C | Council Tax band C: £2,175.25 p.a. (2025/26) | Service charge: £1,340 p.a. (2025) | Ground rent: Peppercorn | Lease: 189 years from 25/12/1990 (154 years left)


Location: The property is just off the Portsmouth Road in Camberley and is conveniently situated with Frimley Park Hospital, Frimley High Street and railway station nearby, and several reputable local schools in the vicinity. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (approx. 45 minutes) with easy access to the M3 at Farnborough.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any 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, systems and appliances shown have not been tested 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		72	75
(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	

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.