

# Clarendon Place, Badgers Copse Camberley, GU15 1HN



£290,000 Leasehold



- Spacious ground floor apartment
- En suite shower room and family bathroom
- Gated development
- Allocated parking

- Two bedrooms with fitted wardrobes
- Lounge with open plan kitchen/breakfast room
- Communal gardens
- No onward chain



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# Summary

A spacious ground floor apartment situated within this desirable gated development, having its own direct access to a patio. Outside there are communal gardens and allocated parking. The accommodation comprises of a lounge with an open plan comprehensively fitted kitchen/breakfast room, two bedrooms, both having wardrobes, the master having an en suite shower room and there is a family bathroom. The property has gas fired central heating by radiators and sealed unit double glazing, and there is no onward chain.

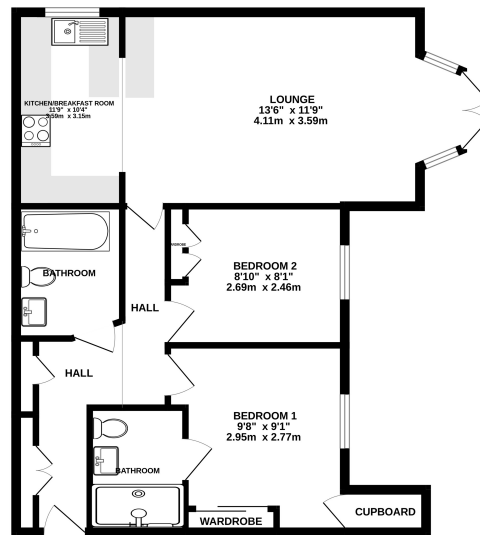
**LOCATION:** The property is conveniently situated with Frimley Park Hospital and Frimley shopping area being within easy reach, together with access to Junction 4 of the M3 motorway and a mainline railway station can be found at Farnborough, giving access to London Waterloo.

Council Tax band C: £2,078.05 p.a. (2024/25) EPC: C Service charge: £972 per annum Ground rent: £200 per annum

Lease: 125 years from June 2006 (107 years left to run)



GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the above contained floor measurements of area, volume, square and site area items the advertiser and its representatives shall be not be responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, specific and appropriate floor area and have been used and is guaranteed as to their quantity or efficiency can be given. Made with Metrage 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>77</b>
(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	

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