



## 4 St Gabriels Court, Tekels Avenue, CAMBERLEY, Surrey GU15

PRICE £260,000 Leasehold

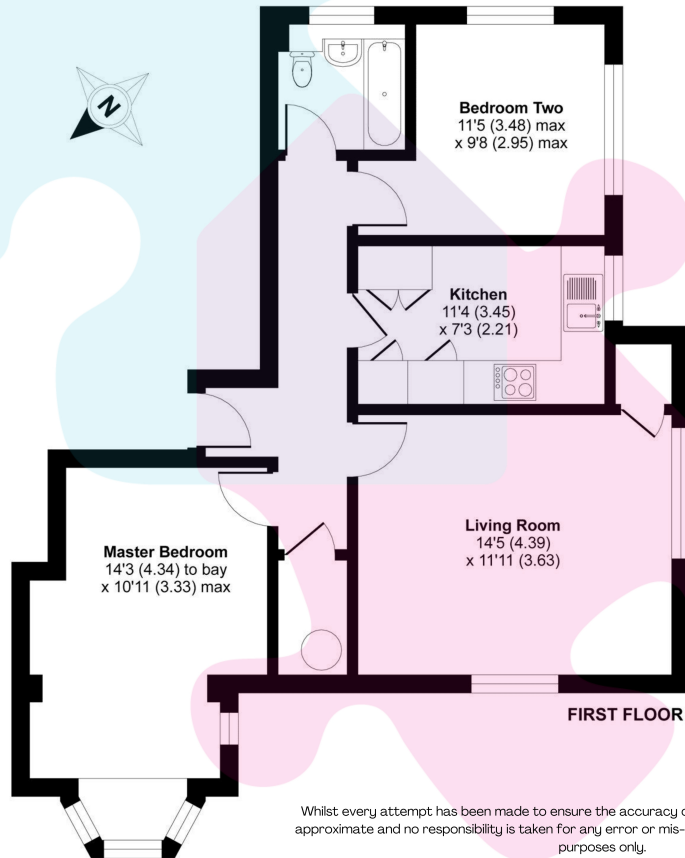
**\*\* NO ONWARD CHAIN AND TOP LOCATION \*\***

Jigsaw Estates are pleased to offer this unique conversion apartment situated at the entrance to one of Camberley's finest roads and within a stone's throw of the town centre with its railway station, shops, pubs and restaurants. The property is currently tenanted and therefore is being offered with no onward chain. Accommodation comprises two double bedrooms, dual aspect living room with original windows a refitted kitchen with breakfast bar and a bathroom. Outside there is parking for two vehicles on the pea shingle driveway.



LEASE - 189 YEARS FROM 1987, WE HAVE BEEN ADVISED BY THE SELLERS THERE IS NO GROUND RENT AND THE SERVICE CHARGES ARE £900 PER ANNUM

APPROX. GROSS INTERNAL FLOOR AREA 660 SQ FT 61.3 SQ METRES



- NO ONWARD CHAIN
- PREMIER LOCATION WITHIN A STONE'S THROW OF TOWN CENTRE
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- FIRST FLOOR CONVERSION APARTMENT
- REFITTED KITCHEN
- LIVING ROOM
- LEASE 189 YEARS FROM 1987 SO APPROX 152 YEARS REMAINING

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>80</b>
(55-68)	<b>D</b>	<b>61</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 