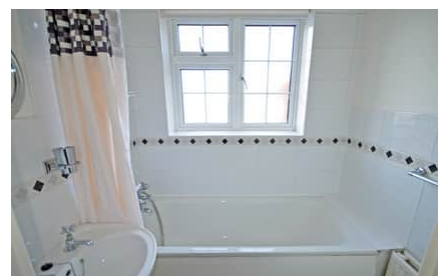


# Flat 9 Queens Keep, Upper Park Road Camberley, GU15 2ET



Guide Price £190,000 Leasehold



- First Floor Apartment
- Communal Gardens
- 16ft Lounge/Diner
- Walking Distance of Town Centre

- Two Double Bedrooms
- Garage & Residents Parking
- Balcony off Living room
- No onward chain



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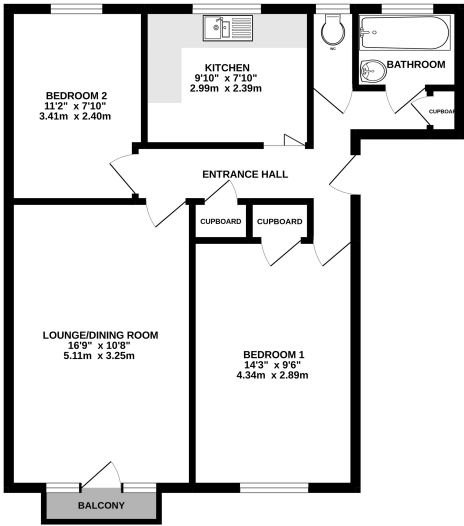
# Summary

A spacious two double bedroom first floor apartment comprising an entrance hall with two built in storage cupboards, lounge/dining room with balcony, master double bedroom with built in wardrobe, second double bedroom, kitchen with ample appliance space, a white bathroom suite with a separate WC. The property is situated on a corner plot with well kept communal gardens, residents' parking and a garage to the rear. The roof was replaced in 2024. This apartment would ideally suit a first time buyer or investment buyer with a potential income of £1,125pcm and is offered to the market with no onward chain.


Location: The property is ideally situated within walking distance of Camberley town centre and railway station, shopping and leisure facilities, restaurants and public houses. There are good road links into London and the coast, with easy access to the A30 and M3 motorway with junctions 3 & 4 being nearby at Frimley or Lightwater. EPC Rating: C, Council Tax Band C: £2,175.25 p.a. (2025/26), Ground Rent: £25 p.a., Service Charge: £1600 p.a., Annual Buildings Insurance: £439 p.a., Lease: 199 years from 29th September 1965 - approx. 140 years remaining.



FIRST FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other areas 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.  
Made with Merge 50022

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		74	79
(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.