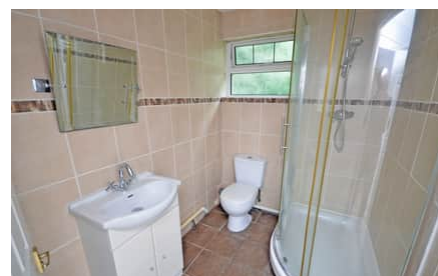


Flat 11 Petworth Court 62-64 Portsmouth Road, Camberley. GU15 1JN



£259,950 Leasehold



- First floor apartment
- Allocated & visitor parking
- Non estate location
- Ideal first time or investment purchase
- Gas fired central heating

- Two double bedrooms
- 163 years remaining on lease
- Bathroom & en suite shower room
- Sealed unit double glazing
- No onward chain



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

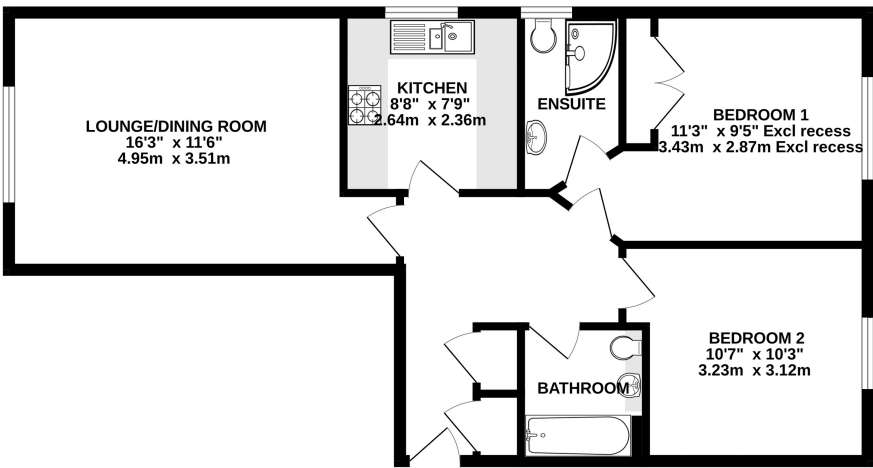
A well presented first floor apartment with no onward chain complications. The light and airy accommodation comprises of two double bedrooms, bedroom one having built in wardrobes and an en-suite shower room. The lounge/dining room is situated at the front of the property and there is a fitted kitchen with light oak coloured units. The entrance hall is a good size and there is a family bathroom. The property has gas fired central heating by radiators, sealed unit double glazing and well kept communal gardens including an allocated parking space.

Location: The property is conveniently situated in a non-estate location. Frimley and Camberley town centres are both easily accessible with railway stations at both locations. Good local schools are nearby and access to Junction 4 of the M3 motorway can be found just beyond Frimley.

EPC Rating: B Council Tax Band D: £2,447.16 p.a. (2025/26) Lease: 175 years from 25/03/2013 (163 years remaining) Maintenance Charge: £1,250.00 p.a. Ground Rent: £131.25 p.a.



FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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+)	83	83
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		

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.