

7 Alsace Walk Camberley, GU15 2SJ



£215,000 Leasehold



- First Floor Maisonette
- Re-fitted Kitchen
- Low Ground Rent
- Access to loft
- Recently Renovated
- Two Double Bedrooms
- Re-fitted Bathroom
- Communal Gardens
- Good commuter links
- Recently decorated

Summary

A recently refurbished and redecorated purpose-built first floor maisonette with two well proportioned bedrooms, a recently fitted kitchen and bathroom. A private front door and stairs lead to the open plan kitchen/reception room, two bedrooms, bathroom and access to a private loft space. Other features include well maintained communal gardens, low ground rent and maintenance costs as well as good transport road and rail links.

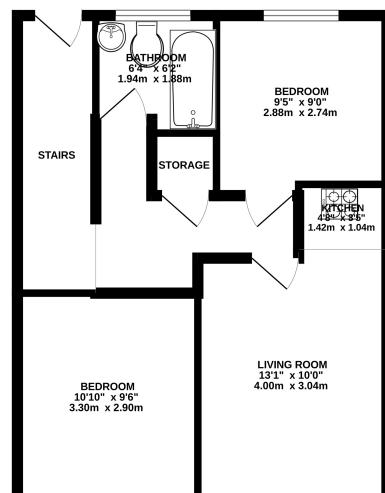
Location: Camberley offers a good variety of high street retailers, a nine-screen cinema, bowling alley, health & fitness club, cafés, restaurants, superstores and leisure facilities. There are also many well-respected schools in both the state and private sectors. Camberley is ideally located approximately thirty-five miles south west of central London and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains between London and Reading, and from Farnborough to Waterloo taking approximately 45 minutes.

EPC: C Council Tax B: £1,903.34 p.a. (2025/26) Service

Charge: £500 p.a. Ground Rent: £10 p.a. Length of Lease: 125 years from 21 September 1987 (88 years remaining)



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective purchasers should not rely on floorplans and should make their own enquiries of the surveyor or architect. The services, fixtures and fittings shown have not been tested and no guarantee is given that they are in working order. Made with MyFloorplan 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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.