

# 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



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# Summary

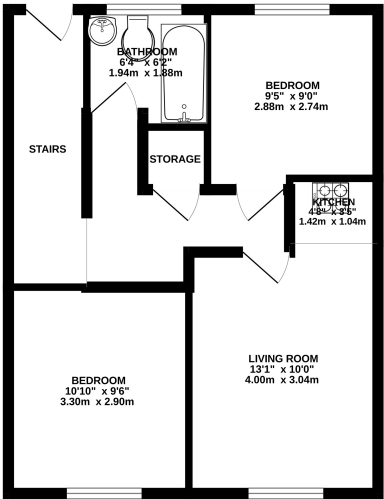
A recently refurbished and redecorated purpose-built first floor maisonette with two well proportioned bedrooms, a recently fitted kitchen and bathroom. A private front door and stairs lead to the open plan kitchen/reception room, two bedrooms, bathroom and access to a private loft space. Other features 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.  
We advise every client to have their own surveyor to verify the accuracy of the figures provided here. Measurements of floor, ceiling, walls and any other area are approximate and not intended to form part of any contract or agreement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the current and no guarantee as to their operability or efficiency can be given.  
Made with SketchUp 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	79
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.