



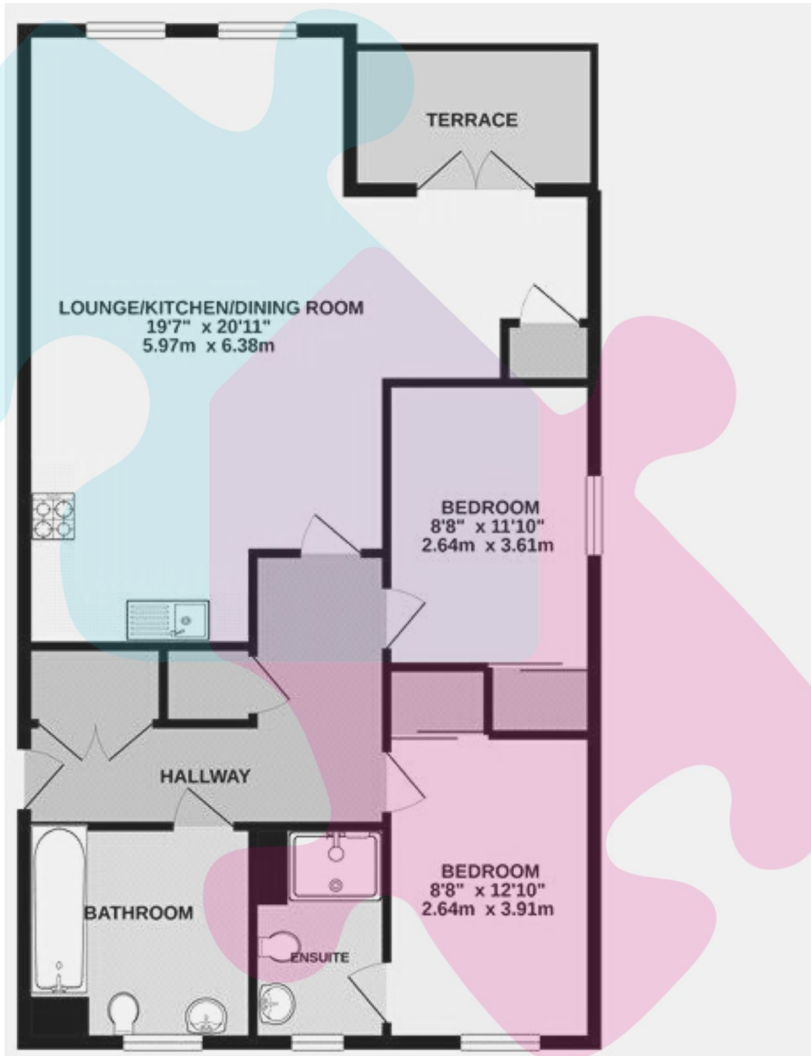
Aquinna House, Kingfisher Drive, CAMBERLEY, Surrey GU15

PRICE £280,000 Freehold

Jigsaw Estates are pleased to present to the market this beautifully presented second floor apartment situated on the site of the old 'Robins Cinema' within a stones throw of the town centre. Camberley town offers a range of amenities including a Vue cinema, a great many restaurants, and the shopping Mall. There are a number of transport links nearby including Camberley & Farnborough train stations and access to Junction 4 of the M3. You are also a short distance from 'The Meadows' which has Marks & Spencers, Tesco & Next superstores. The property itself is accessed via a private driveway which leads into the quiet cul-de-sac. Accommodation comprises two double bedrooms, and an open plan kitchen, Living and dining area. The modern kitchen offers a range of storage and fitted appliances. Further benefits include an en-suite shower room to bedroom one, a further family bathroom fitted to a high standard, and plumbed underfloor heating. There is the added bonus of not only a private balcony but also a communal roof terrace. Outside there is allocated parking for one car as well as some further un-allocated spaces and a bin store area. Viewings are highly recommended. There is a long lease to the property and NO GROUND RENT!

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or





- NO GROUND RENT
- COUNCIL TAX BAND = D
- TWO DOUBLE BEDROOMS
- BATHROOM
- OPEN PLAN LIVING SPACE
- PRIVATE CUL-DE-SAC
- £1,300 P/A SERVICE CHARGE
- 215 YEARS FROM 1ST JUNE 2015
- LONG LEASE
- CAMBERLEY TOWN CENTRE
- EN-SUITE
- UNDERFLOOR HEATING
- CONTEMPORARY & FITTED KITCHEN
- ALLOCATED PARKING
- BUILDING INSURANCE £280 P/A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 