

12 Townside Place Camberley, GU15 3HS



£240,000 Leasehold



- Spacious first floor apartment
- En suite shower room
- Allocated parking
- Gas fired central heating

- Two double bedrooms
- Walking distance of town centre
- Communal gardens
- Sealed unit double glazing



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Summary

A spacious first floor two bedroom apartment situated within walking distance of Camberley town centre. The property has a lounge/dining room, double aspect kitchen, two double bedrooms, bathroom and en suite shower room. The property also benefits from having gas fired central heating by radiators, sealed unit double glazed windows, communal gardens and allocated parking.

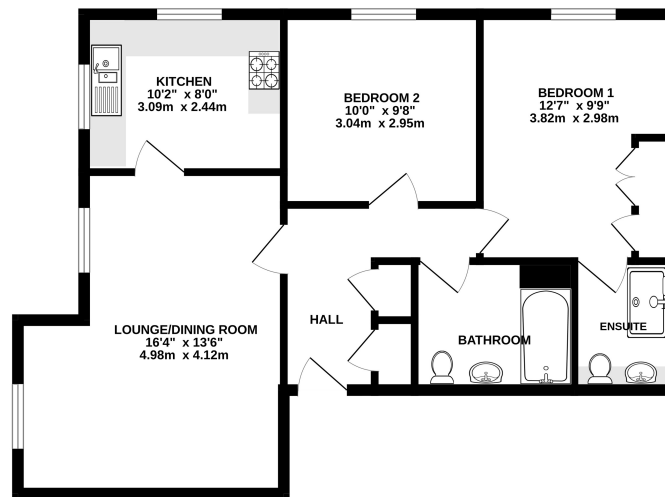
EPC Rating: C | Council Tax band D: £2,447.16 p.a. | Service charge: £2,512 p.a. | Ground rent: £50 p.a.

Lease: 125 years from 1/1/1997 (97 years remaining)

Location: The property is ideally situated within a short walk of the town centre with a good selection of shopping facilities, train station, restaurants and bars, together with a cinema and sports complex.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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, 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+)	A		
(81-91)	B		
(69-80)	C	80	80
(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.