

Flat 3, 34 The Avenue, CAMBERLEY, Surrey GU15 3NE

PRICE £350,000 Share of Freehold

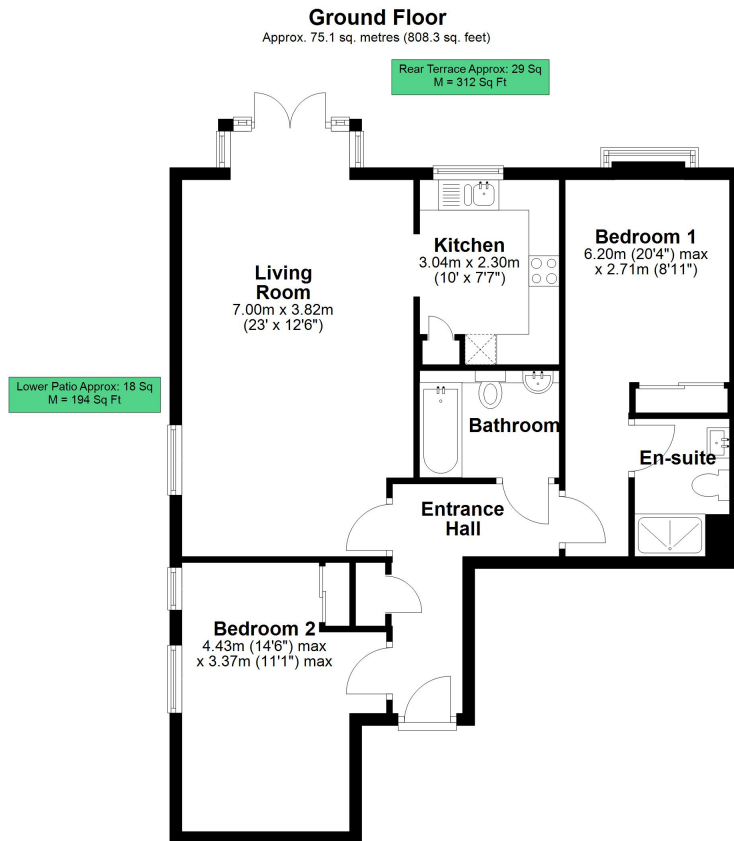
**** NO ONWARD CHAIN **** Jigsaw Estates are proud to offer this vacant ground floor apartment, presented in excellent condition within a stone's throw of the town centre. In terms of accommodation there are two double bedrooms, both with built in double wardrobes and the main bedroom has an en-suite shower room. The 23 ft living room has a bay with casement doors leading onto the private terrace. The kitchen has a range of built in appliances and there is a main bathroom too. To the outside there is an allocated parking space along with a couple of visitor spaces, the garden is communal and westerly facing. One of the great features of this particular apartment is that it has it's own private terrace/patio area, but also a second lower down patio to the side of the apartment with a timber shed.

SHARE OF FREEHOLD - 999 YEARS FROM 2013

SERVICE CHARGES - £1750 PER ANNUM

COUNCIL TAX BAND - D





Total area: approx. 75.1 sq. metres (808.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- 1 ALLOCATED PARKING SPACE
- WESTERLY FACING COMMUNAL GARDEN

- SHARE OF FREEHOLD - 999 YEARS FROM 2013
- TWO DOUBLE BEDROOMS (BOTH WITH BUILT IN WARDROBES)
- 23FT LIVING ROOM WITH DOUBLE DOORS ONTO TERRACE PATIO
- TOWN CENTRE LOCATION
- EXCELLENT CONDITION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	80
(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	