Flat 8 Cadogan Court, 100 Portsmouth Road, CAMBERLEY, Surrey. GU15 1HQ.

LUFF & WILKIN
property specialists

£249,950 Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**	82	82
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

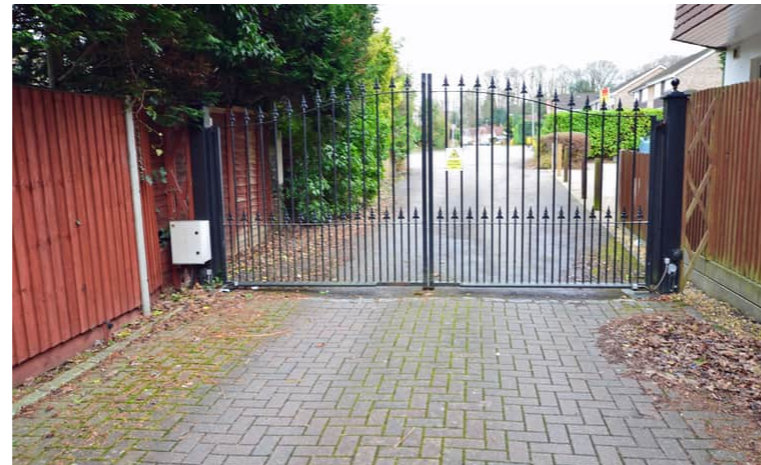**England, Scotland & Wales** — EU Directive 2002/91/EC

A modern two bedroom first floor apartment, set back from the road and behind electric gates within this small block of executive apartments. The property has two bedrooms, bedroom one having a range of wardrobes and an en suite shower room, and bedroom two is a double. There is also a family bathroom and a comprehensively fitted kitchen with built-in appliances. The property has gas fired central heating by radiators and sealed unit double glazed windows. Outside, there are attractive and secluded communal grounds with allocated parking and visitor spaces. The property is conveniently situated for Frimley and Camberley town centres. Frimley has a selection of shops and access to the M3 motorway, and Camberley has a great selection of shopping facilities, sports centre, eateries and a railway station. No onward chain.

EPC: B   Council Tax C: £2,078.05 per annum (2024/25)   Lease: 103 years remaining

Ground rent: £250 per annum   Maintenance charge: £1,747.62 per annum (2023)

FIRST FLOOR

L-Shaped Entrance Hall

Entry phone, radiator, inset ceiling spot downlighters, deep walk-in storage/airing cupboard, hot water cylinder, light point and slatted shelves.

Lounge

14' 0" x 9' 9" (4.27m x 2.97m) Double radiator, sealed unit double glazed leaded light windows to the rear, double opening entrance doors.

Kitchen

9' 8" x 8' 4" (2.95m x 2.54m) 1½ bowl single drainer stainless steel sink unit, adjoining laminated working surfaces, excellent range of high and low level units in a light wood colour, double built-in oven, four burner gas hob, washing machine & dishwasher. Cupboard housing a Potterton gas fired boiler for the central heating and domestic hot water, part tiled walls, radiator, extractor fan, inset ceiling spot downlighters.

Bedroom 1

10' 0" x 9' 10" excluding a deep recess (3.05m x 3.00m) Two double built-in wardrobes, radiator, sealed unit double glazed leaded light window to the rear.

En Suite Shower Room

White suite comprising of a corner shower with regulated shower unit and sliding screen doors, low flush WC, wash basin. Part tiled walls, shaver point, extractor fan, inset ceiling spot downlighters, chromium heated towel rail.

Bedroom 2

10' 4" x 9' 2" (3.15m x 2.79m) Radiator, sealed unit double glazed leaded light window to the rear.

Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment, low flush WC, wash hand basin, half tiled walls, chromium heated towel rail, inset ceiling spot downlighters, extractor fan, shaver point.
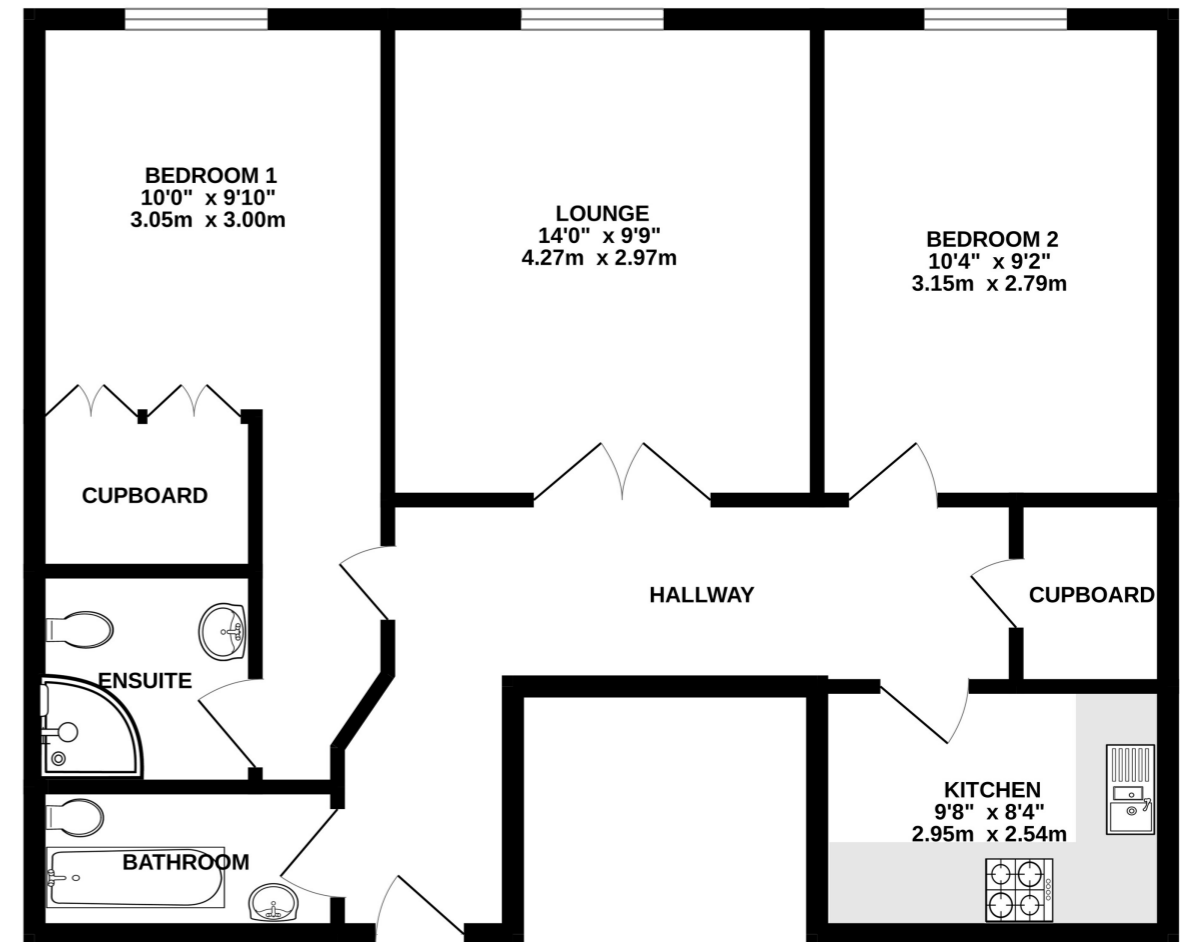
OUTSIDE

Parking Area

With allocated parking for residents, and visitor spaces.

Communal Gardens

Pleasant and secluded communal gardens, laid to lawn with trees, shrubs and seating areas.

BEDROOM 1
10'0" x 9'10"
3.05m x 3.00m

LOUNGE
14'0" x 9'9"
4.27m x 2.97m

BEDROOM 2
10'4" x 9'2"
3.15m x 2.79m

CUPBOARD

HALLWAY

CUPBOARD

ENSUITE

BATHROOM

KITCHEN
9'8" x 8'4"
2.95m x 2.54m

TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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