



## St Catherines Wood, CAMBERLEY, Surrey GU15 2NF

PRICE £185,000 Leasehold

Jigsaw Estates are pleased to present to the market this ideal first time or investment purchase situated in a gated development within a stones throw of Camberley town centre!

The property is tucked away towards the back of the development and benefits from being surrounded by the communal gardens. There is a communal entrance hall before you access the apartment. Accommodation consists of a large open plan and all encompassing kitchen/dining/living room. The kitchen area boasts ample worktop space with some integrated appliances including the oven. There is a spacious double bedroom with fitted wardrobes and a bathroom. The property is electric heating throughout.

Outside there is a generous parking area with allocated parking space and visitor parking bays. There is also a secure outside storage area for bikes etc.

The town centre is only a short walk away where you will find The Mall shopping centre, Vue cinema, bowling, Places leisure sports centre and the train station.

We have been advised by the owners that the lease charges are : Service Charge £147 PCM. Approx 106 years left on lease. Ground Rent £250 PCM

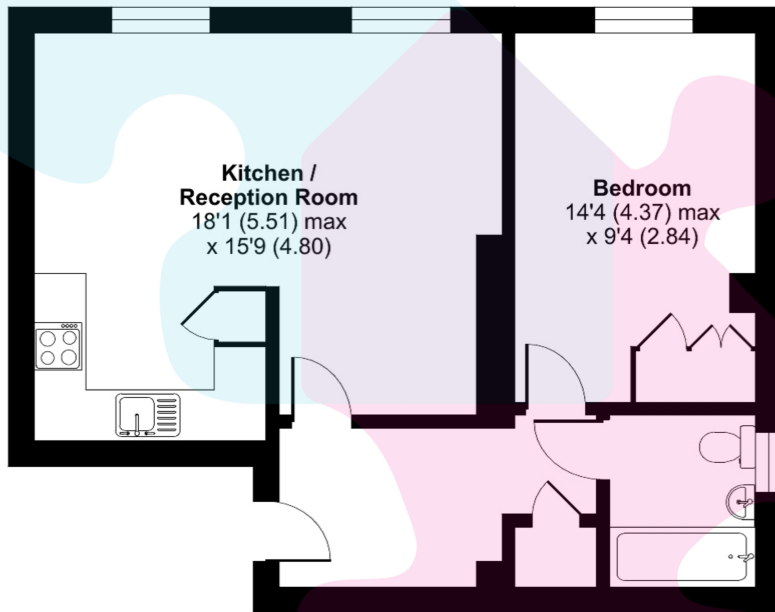


- CAMBERLEY TOWN CENTRE
- DOUBLE BEDROOM APARTMENT
- COMMUNAL GROUNDS
- CLOSE TO TRAIN STATION
- IDEAL FIRST TIME PURCHASE
- GATED DEVELOPMENT
- SPACIOUS LIVING ACCOMMODATION
- PARKING
- 106 YEARS LEFT ON LEASE

## St. Catherines Wood, Camberley, GU15

Approximate Area = 548 sq ft / 50.9 sq m

For identification only - Not to scale



### GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Urban Moves. REF: 1129639

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

