

# 12 Tudor Hall Branksome Park Road, CAMBERLEY, Surrey. GU15 2AE.



**£225,000** Share of Freehold



A charming 2/3 bedroom second floor apartment situated within this character Listed Tudor building. The accommodation comprises of a lounge, kitchen, bedroom 2/dining room, study/bedroom 3, bathroom and a double bedroom with far reaching views on the upper floor. The property benefits from having gas fired central heating by radiators, a garage in a nearby separate block and parking. The property is delightfully situated within close proximity of local schools, Camberley town centre with its excellent range of shopping and sporting facilities, together with restaurants and public houses. Each flat owns one share in the Management Company which owns the freehold. No onward chain.

EPC: D      Council Tax C: £2,078.05 p.a. (2024/25)      Service Charge: £1,800 p.a.

Ground Rent: No ground rent as Management Company owns freehold      Lease: 96 years left



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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>		
(55-68)	<b>D</b>	68	73
(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	

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.



## SECOND FLOOR

### Entrance Hall

Built-in shelved storage cupboard and consumer unit, staircase to upper floor, two steps up to:

### Inner Hall

Two shelved cupboards.

### Lounge

16' 7" x 13' 9" (5.05m x 4.19m) Two double radiators, leaded light window to the rear, door to:

### Kitchen

11' 10" x 8' 3" (3.61m x 2.51m) White units incorporating a 1½ bowl stainless steel single drainer sink unit with adjoining laminated working surfaces, range of high and low level cupboards, built-in NEC four hotplate electric hob with oven below. Space and plumbing for washing machine, wall mounted Ideal gas fired combi boiler for the central heating, double radiator, sealed unit double glazed leaded light window to the side, door to:

### Study/Bedroom 3

10' 0" x 9' 3" (3.05m x 2.82m) Two leaded light windows to the side, two double radiators, deep built-in wardrobe with cupboards over and double doors leading to:

### Dining Room/Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m)

### Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment with tiled surround, pedestal wash basin, low flush WC, double radiator, leaded light window to the rear, shaver point.

## UPPER FLOOR

### Bedroom 1

15' 0" x 12' 8" (4.57m x 3.86m) Triple aspect leaded light windows, two double radiators, fitted wardrobes with cupboards over the bed head area, access to a loft, walk-in wardrobe, far reaching views.

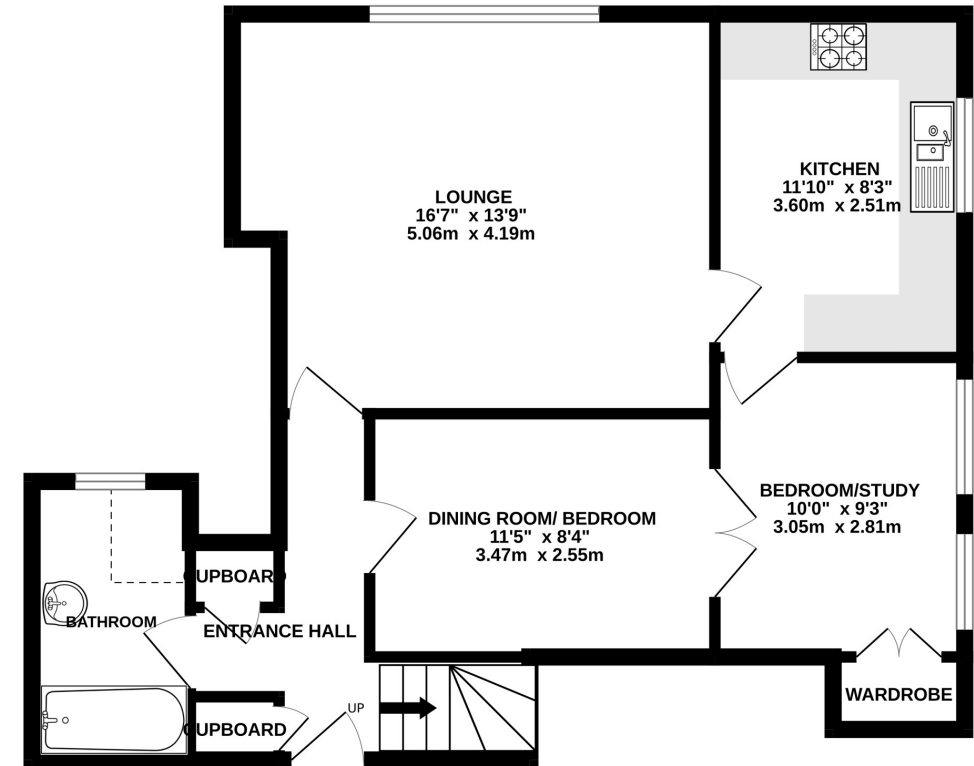
## OUTSIDE

### Attractive communal grounds.

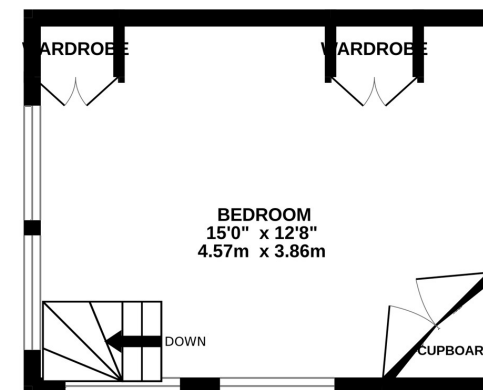
### Parking

### Garage in a nearby block

SECOND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



THIRD FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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