



## Abbey Court, Camberley, Surrey GU15 2HR

## PRICE £275,000 Share of Freehold

**\*NO ONWARD CHAIN\* \*SHARE OF FREEHOLD\*** Jigsaw Estates are pleased to present to the market this first floor maisonette with its own private entrance situated within a stones throw of Camberley town centre and train station.

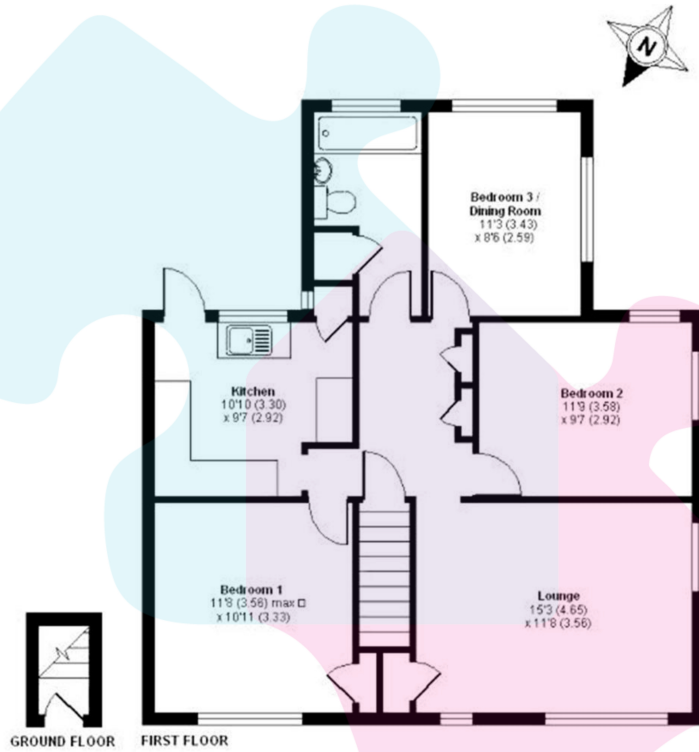
Accommodation comprises three bedrooms, a spacious living room and kitchen. Further benefits include a family bathroom and gas central heating. As well as having a private front door the property also has a back door with steps leading directly to the private car park. There is permit parking for residents. The property does require some updating but this has been priced accordingly.

Camberley town centre offers an array of both independent and chain shops with a number of bars, pubs, cafe's and restaurants. There is also a Vue cinema and Bowling complex. Camberley is well positioned to offer excellent transport links by both rail and road with Junction 4 of the M3 and the A30 within easy reach.

In our opinion this would make an ideal first time or investment purchase.



- TOWN CENTRE
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- FIRST FLOOR
- THREE BEDROOMS
- LIVING ROOM & KITCHEN
- PRIVATE ENTRANCE
- PARKING



APPROX. GROSS INTERNAL FLOOR AREA 833 SQFT / 77.4 SQM

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.

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>	63	67
(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	

