

# 6 Crawley Lodge Crawley Ridge, CAMBERLEY, Surrey. GU15 2AN.



**£325,000** Share of Freehold



Energy Efficiency Rating	
Current	Potential
75	82

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

England, Scotland & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
74	84

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Scotland & Wales



Having been re-furbished 18 months ago to a high standard, this two double bedroom, second floor conversion apartment, being part of this most attractive period property, is situated in one of Camberley's most sought after locations with substantial communal gardens.

The accommodation comprises of two double bedrooms, en-suite shower room, lounge/dining room, re-fitted kitchen/breakfast room with built in appliances and re-fitted bath/shower room. The property has gas fired central heating by radiators, re-fitted sealed unit double glazed windows, fitted carpets and high gloss walnut laminate floors. Outside there are communal parking areas and stunning mature grounds. There is a long lease of 948 years remaining and a share of the freehold interest. Camberley town centre with its shopping mall, restaurants and railway station are within about one and a half miles. Access to the M3 motorway at nearby Frimley and Bagshot make this a character home for the commuter. No onward chain. EPC: C

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.

The Property Ombudsman  
APPROVED CODE  
REGISTERED OFFICE: 13 CLAREMONT AVENUE,  
CAMBERLEY, SURREY GU15 2DR  
REGISTERED NO. 8078018 ENGLAND AND WALES

www.luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
tel: 01252 838899 fax: 01252 838858  
1 Guildford Road, Camberley, Surrey, GU16 6NL

## **SECOND FLOOR**

### **Second Floor Communal Landing**

Storage cupboard for number 6.

### **Long Entrance Hall**

Radiator, entry phone, inset ceiling spot down lights, high gloss walnut wood laminate floor, doors to all rooms.

### **Lounge/Dining Room**

18' 0" x 15' 0" (5.49m x 4.57m) High gloss walnut wood laminate floor, double radiator, sealed unit double glazed window overlooking the communal grounds, coved cornicing, ceiling rose.

### **Kitchen/Breakfast Room**

13' 5" x 8' 5" (4.09m x 2.57m) Recently re-fitted with an extensive range of cupboards and drawers, Quartz work surfaces with matching drainer, built in oven, gas hob, fridge/freezer, washing machine and dish washer, part tiled walls, ceramic tiled floor, cupboard housing a gas fired central heating boiler, radiator, inset ceiling spot down lights, sealed unit double glazing

### **Double Aspect Bedroom One**

13' 9" x 12' 1" (4.19m x 3.68m) Coved cornicing, double radiator, sealed double glazed windows, built in wardrobe, fitted carpets.

### **En Suite Shower Room**

Recently installed suite comprising of a fully tiled double size shower cubicle with rainfall shower head, part mirrored sliding glazed door, low level wc, vanity wash basin with drawers below, part tiled walls, ceramic tiled floor, shaver socket, inset ceiling spot down lights, ladder style chrome heated towel rail.

### **Bedroom Two**

14' 2" x 11' 6" (4.32m x 3.51m) Double radiator, coved cornicing, sealed unit double glazed window, fitted carpet.

### **Bathroom/Shower Room**

Recently installed suite comprising of a tile panelled bath with mixer tap, vanity wash basin with drawers below, low level wc, ceramic tiled floor, part tiled walls, fully tiled double size shower cubicle with rainfall shower head, part mirrored sliding screen door, sealed unit frosted double glazed window, inset ceiling spot down lights, ladder style heated chrome towel rail.

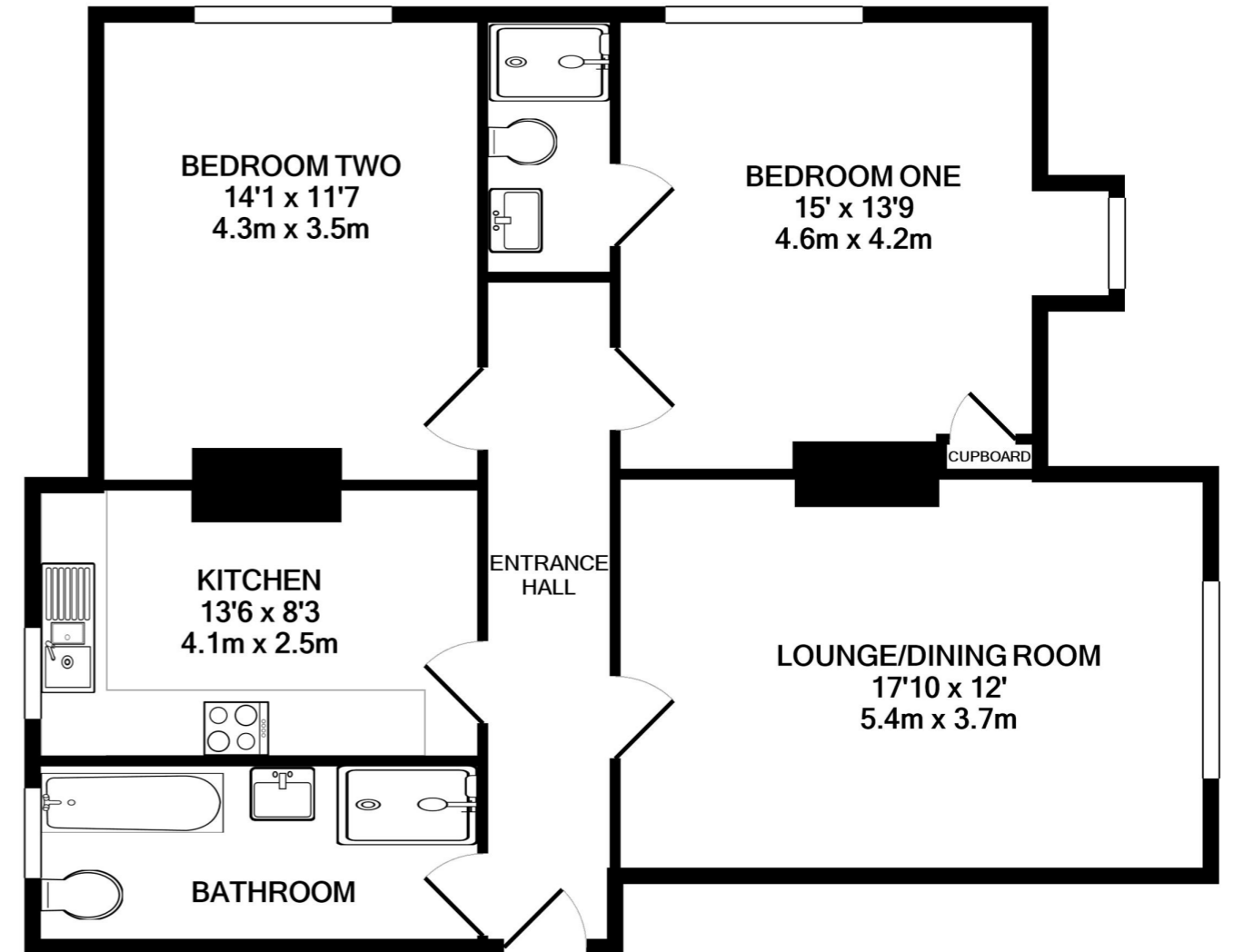
## **OUTSIDE**

### **Communal Gardens**

Stunning, mature communal grounds with lawn, mature trees and shrubs.

### **Parking areas**

Non allocated and situated at the front of the property.



**TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019