

# 42 Markham Court Camberley, GU15 3HJ



## £260,000 Leasehold



- Two bedroom 2nd floor apartment
- No onward chain
- Good decorative order
- Bathroom & en suite shower room
- Well kept communal gardens

- Short walk to town centre & station
- 97 years to run on lease
- Allocated & visitors parking
- Fitted wardrobes in bedrooms
- Gas fired radiator central heating



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# Summary

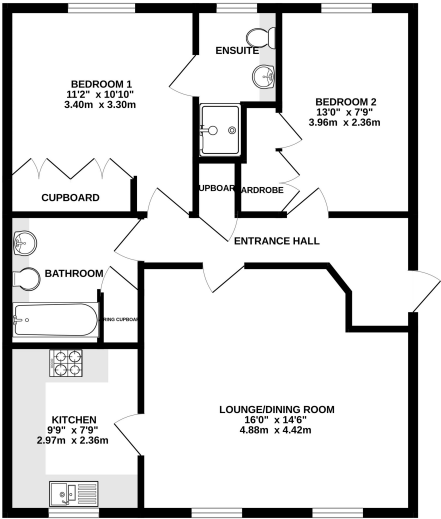
This two bedroom second floor apartment is offered in good decorative order, benefitting from having gas fired central heating by radiators and sash windows. The spacious accommodation offers a lounge/dining room with ornamental fireplace surround, entrance hall with built-in storage cupboard, kitchen with white units, oven and hob, and space for a fridge/freezer. Both bedrooms have fitted wardrobes, one with an en suite shower room and there is a bathroom. There are attractive wood-effect laminate floors in the hall, lounge/dining room and kitchen. Outside there are communal grounds, allocated and visitors parking.

Location: The light and airy apartment is pleasantly situated at the end of this small development on the edge of Camberley town centre, being within walking distance of a comprehensive range of shopping and sporting facilities with several bars and eateries, together with a railway station. Access to railway services to Waterloo can be found at nearby Farnborough and Bagshot, together with access to the M3 motorway at junctions 3 and 4.

EPC: C    Council tax band D: £2,447.16 p.a. (2025/26)    Ground Rent: £25 p.a.    Service charge: £1,650 p.a.    Lease: 97 years left



SECOND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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	

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.