



Queens Keep, Upper Park Road, CAMBERLEY, Surrey GU15 2ET

PRICE £250,000 Leasehold

Jigsaw Estates are pleased to present to the market this first floor apartment situated within a stones throw of Camberley town centre and train station.

The property consists of two double bedrooms, a large triple aspect lounge/diner and a separate kitchen. Further benefits include a re-fitted bathroom, gas central heating and Upvc double glazing. Outside there is a single garage located in the block directly behind the apartment. There is also communal parking.

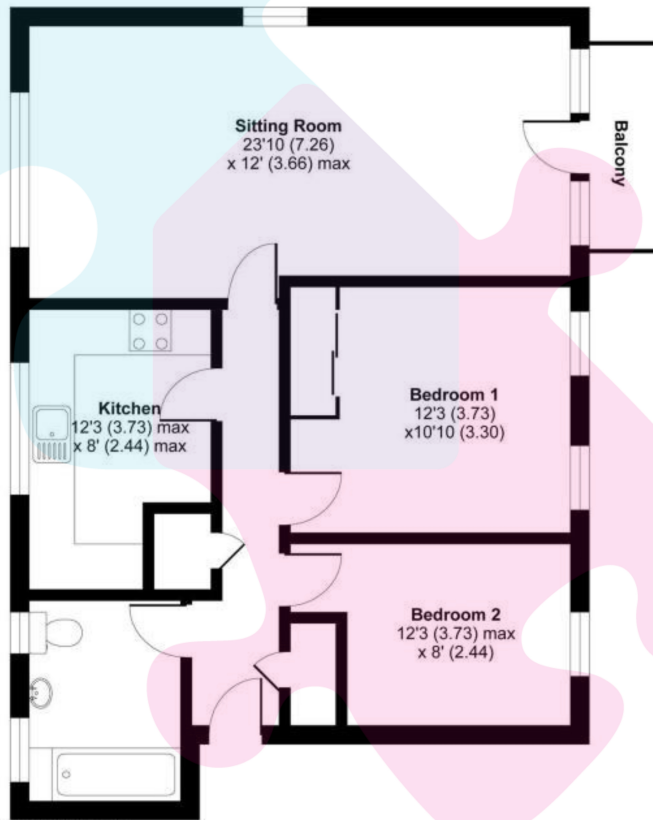
The property is conveniently located to offer easy access to Camberley town centre which offers a Vue cinema, a number of restaurants, bars and cafes as well as the Mall shopping centre. There are also transport links within easy reach with the local train station offering some direct routes into London and Junctions 3 & 4 of the M3 only a short distance away.

The property has an extended lease to 999 years with over 995 still remaining. The service charge is £1600 P/A with a £25 P/A ground rent. Council tax is band C. In our opinion this would make an ideal first



- FIRST FLOOR
- SEPARATE KITCHEN
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- IDEAL FIRST TIME PURCHASE
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- WALKING DISTANCE TO TRAIN STATION
- GARAGE


APPROX. GROSS INTERNAL FLOOR AREA 757 SQ FT 70.3 SQ METRES



FIRST FLOOR

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+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 61 64 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

