

Flat 18 St Michaels Place, St Michaels Road, Camberley, Surrey. GU15 3LS.



Offers in excess of **£195,000** Leasehold



A two bedroom second floor apartment situated on the outskirts of Camberley town centre offering a wide range of shopping and sporting facilities, together with a good selection of restaurants with schools nearby.

The property has two bedrooms, the main bedroom has an en suite shower room, lounge/dining room, kitchen with built-in oven and hob, and a bathroom with a white suite. The apartment has gas fired central heating by radiators and sealed unit double glazed windows. Outside there are communal gardens and two underground allocated parking spaces. No onward chain.

EPC: C Council Tax C: £2,078.05 per annum (2024/25)

Ground Rent: £250 p.a. Service Charge: £1,850.17 p.a. (2023) Lease: 125 years from September 1999 (100 years remaining)

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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.

SECOND FLOOR

Entrance Hall

Radiator, entry phone, access to loft, inset ceiling spot downlighters, cupboard housing a Worcester gas fired boiler for the central heating and domestic hot water.

Lounge/Dining Room

13' 3" x 11' 8" (4.04m x 3.56m) Double radiator, sealed unit double glazed windows to the front elevation.

Bedroom 1

12' 2" x 8' 9" (3.71m x 2.67m) Radiator, double fitted wardrobe, sealed unit double glazed windows to the front, door to:

En Suite Shower Room

White suite comprising of a fully tiled shower cubicle with regulated shower unit and folding screen door, low flush WC, pedestal wash basin, radiator, extractor fan, strip light with shaver point.

Bedroom 2

9' 4" x 6' 9" (2.84m x 2.06m) Radiator, sealed unit double glazed windows to the front.

Kitchen

10' 4" x 6' 9" (3.15m x 2.06m) 1½ bowl single drainer stainless steel sink unit with adjoining laminated working surfaces, range of high and low level units including cupboards and drawers, built-in four burner gas hob with oven below, plumbing for washing machine and dishwasher, part tiled walls, inset ceiling spot downlighters, built-in fridge/freezer, radiator.

Bathroom

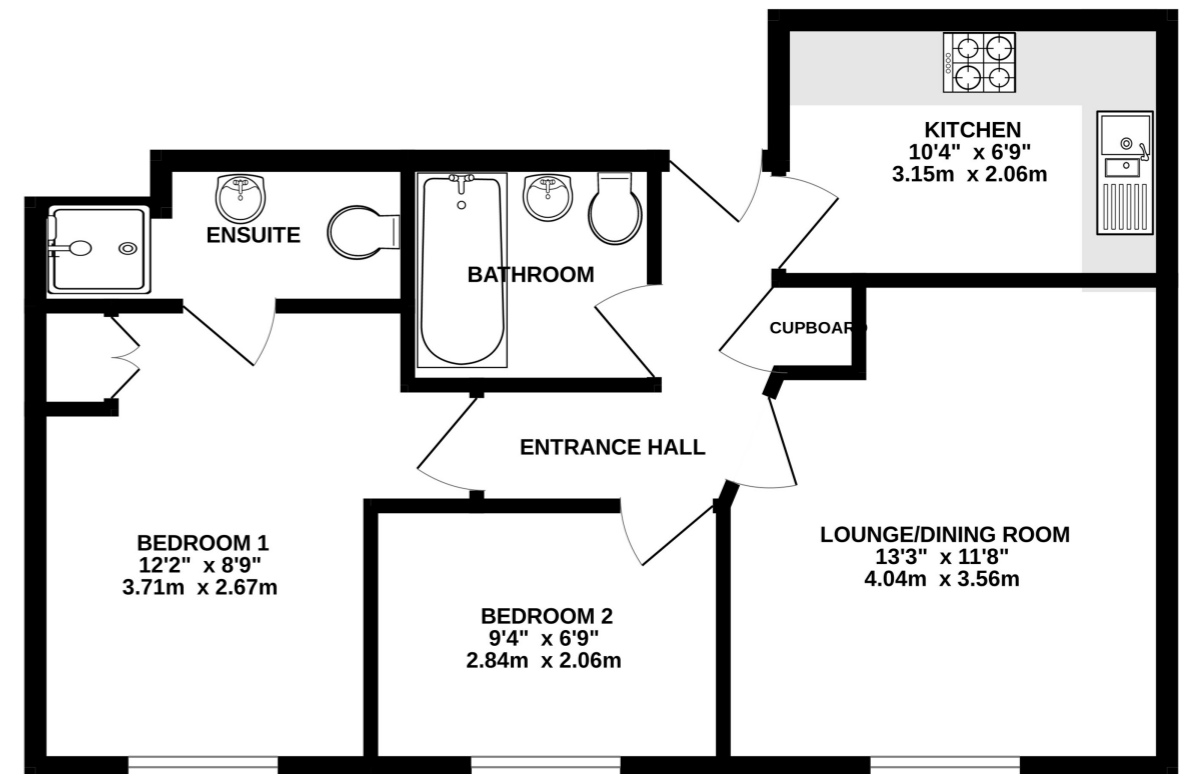
White suite comprising of a panelled bath with mixer tap and hand shower attachment with a fully tiled surround, pedestal wash basin, low flush WC, ceramic tiled floor, radiator, inset ceiling spot downlighters, extractor fan.

OUTSIDE

Communal gardens

Two underground allocated parking spaces

SECOND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 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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