



Compton Gardens, Park Road, CAMBERLEY, Surrey GU15 2SP

PRICE £250,000 Leasehold

THE PERFECT FIRST TIME PURCHASE WITH A LEASE OF OVER 900 YEARS! 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 apartment is presented in excellent condition throughout and accommodation comprises two large double bedrooms, a spacious lounge/diner and a separate kitchen. Further benefits include a larger than average re-fitted bathroom, double glazing and gas central heating. There is also a security entryphone system.

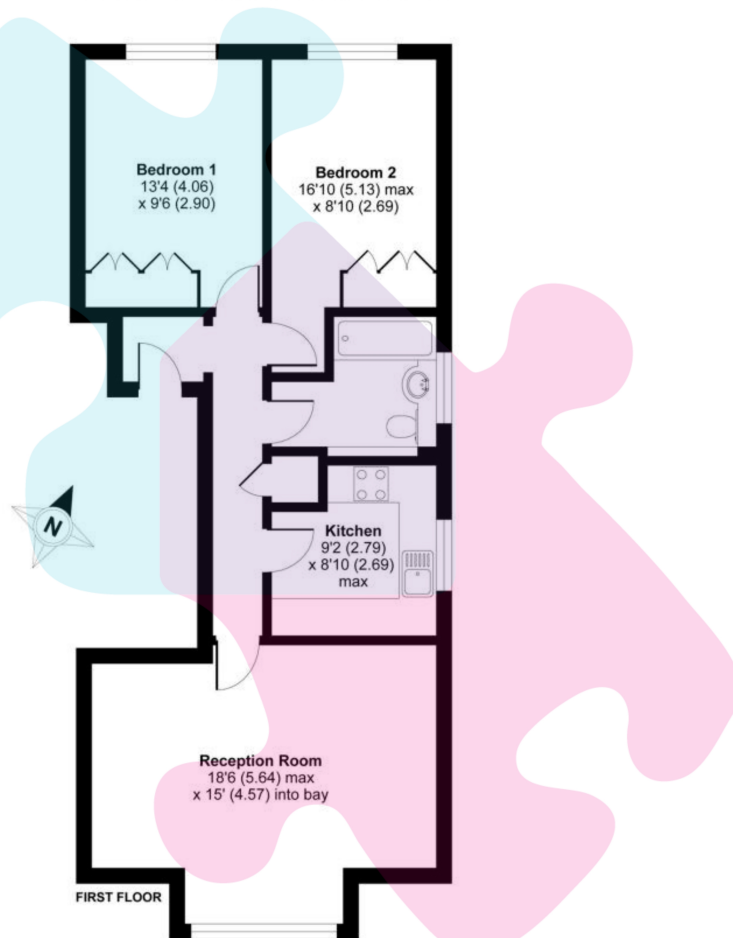
Outside there are communal gardens to the rear and an allocated parking space.

Camberley is only a short walk from the apartment and offers everything you need for your day to day essentials. It also offers a wide range of restaurants and bars as well as a Vue Cinema and Bowling complex. Opposite the apartment you have Camberley recreation ground and Rugby Club which has a play park and playing fields. Additional to the train station there are excellent transport links nearby with Junctions 3 & 4 of the M3 within easy reach as well as the A30.

LEASE GRANTED IN 2012 FOR 999 YEARS*- *ANNUAL SERVICE CHARGE £2030 (£169.67 pcm) WHICH INCLUDES BUILDING INSURANCE, GROUND RENT AND MAINTENANCE



APPROX. GROSS INTERNAL FLOOR AREA 729 SQ FT 67.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- TWO DOUBLE BEDROOM APARTMENT
- LARGE LOUNGE/DINER
- LARGE RE-FITTED BATHROOM
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING

- LONG LEASE OF OVER 900 YEARS
- SEPARATE KITCHEN
- ALLOCATED PARKING
- OPPOSITE LOCAL PARK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

