



Elmhurst Court, Heathcote Road, CAMBERLEY, Surrey GU15

PRICE £239,950 Freehold

Jigsaw Estates present to the market this first floor apartment situated in the heart of Camberley town centre within walking distance to a host of local amenities and the local train station.

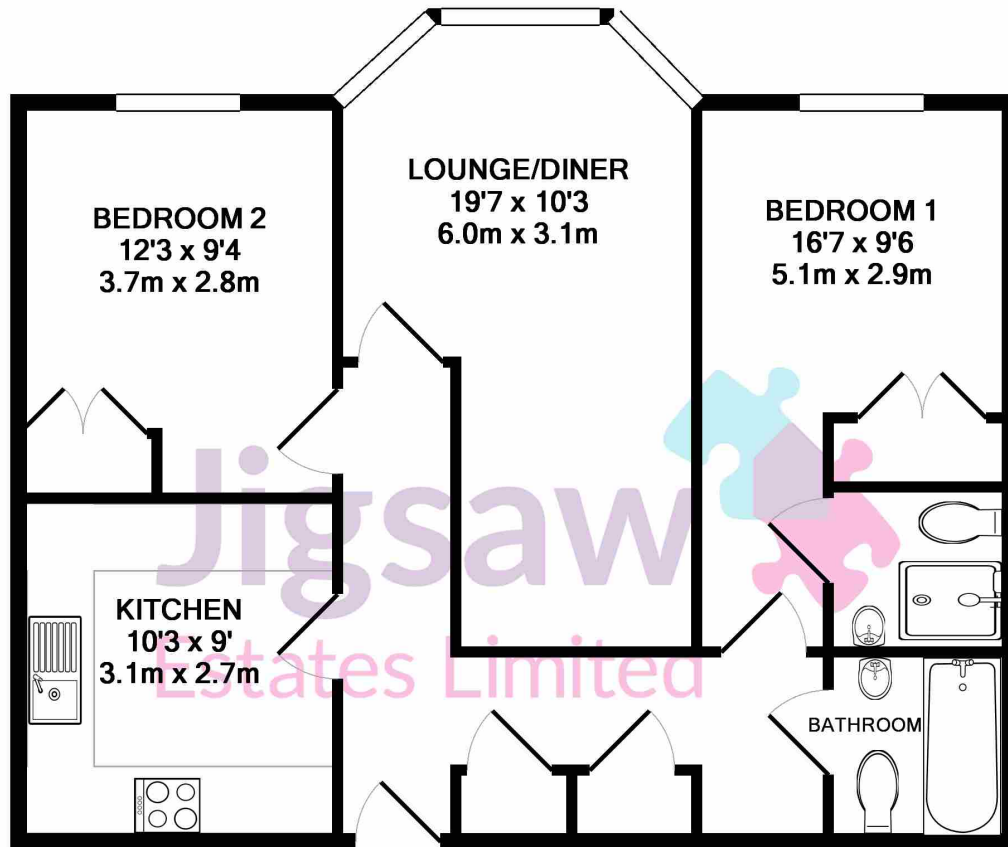
Accommodation comprises two double bedrooms, a spacious lounge/diner and a separate kitchen. Further benefits include an ensuite shower room to bedroom one, family bathroom, gas central heating and double glazing. The property offers allocated parking for one car and there is a security entryphone system in place.

Camberley town centre is home to a number of shops, restaurants and bars as well as a VUE cinema and bowling complex. Camberley offers good transport links with Junction 4 of the M3 and A30 all easily accessible. The lease has approx 980 years remaining.

Ground Rent - £200 P/A Service Charge - £169.14 PCM COUNCIL TAX BAND - D



- TWO DOUBLE BEDROOMS
- CLOSE TO TRAIN STATION
- LOUNGE/DINER
- ALLOCATED PARKING
- TOWN CENTRE LOCATION
- SEPARATE KITCHEN
- EN SUITE AND FAMILY BATHROOM
- LONG LEASE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 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
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