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Flat 2, 7 Oatlands, Woodlands Road, Camberley, Surrey. GU15 3LZ.

£315,000 Leasehold

This stunning two-bedroom duplex flat is situated in the heart of Camberley, offering the perfect balance between vibrant town living and serene green spaces. Within walking distance to Camberley Shopping Centre, this home provides easy access to a variety of shops, restaurants, and amenities, while being just a stone's throw from beautiful scenic walks for moments of peace and relaxation.

The master bedroom occupies the top floor, boasting ample storage, dual-aspect windows, and breath-taking views over the rooftops. Bedroom two is also dual aspect and benefits from its own en-suite shower room, providing comfort and convenience. A well-appointed family bathroom, complete with a shower over bath, adds further practicality to this stylish home.

The kitchen is equipped with high-quality fitted appliances, including a fridge freezer, dishwasher, oven, and gas hob, making it a stylish and practical space for cooking and dining. The generously sized living room offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. Hardwood flooring runs throughout the property, adding a touch of elegance and ease of maintenance.

Heading outside, residents can enjoy private allocated parking as well as beautifully maintained communal gardens, creating a tranquil outdoor space to unwind.

With its desirable location, spacious interiors, and modern upgrades, this beautiful duplex flat presents a fantastic opportunity for those looking to enjoy the best of both town and country living.

AREA

Camberley is a dynamic town positioned less than 40 miles South West of London, offering superb transport links via the M3, M4, and multiple mainline train stations, making it an ideal



location for commuters. The vibrant town centre presents an excellent mix of independent boutiques, popular high-street retailers, and an array of dining options to suit all tastes.

For leisure and recreation, residents can enjoy a newly opened, state-of-the-art leisure centre, while golf enthusiasts have access to prestigious courses, including Camberley Heath, Pine Ridge, and Windlesham. Nature lovers and outdoor enthusiasts will find endless opportunities for walking, running, and cycling, with the picturesque Barossa Common just moments away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	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	

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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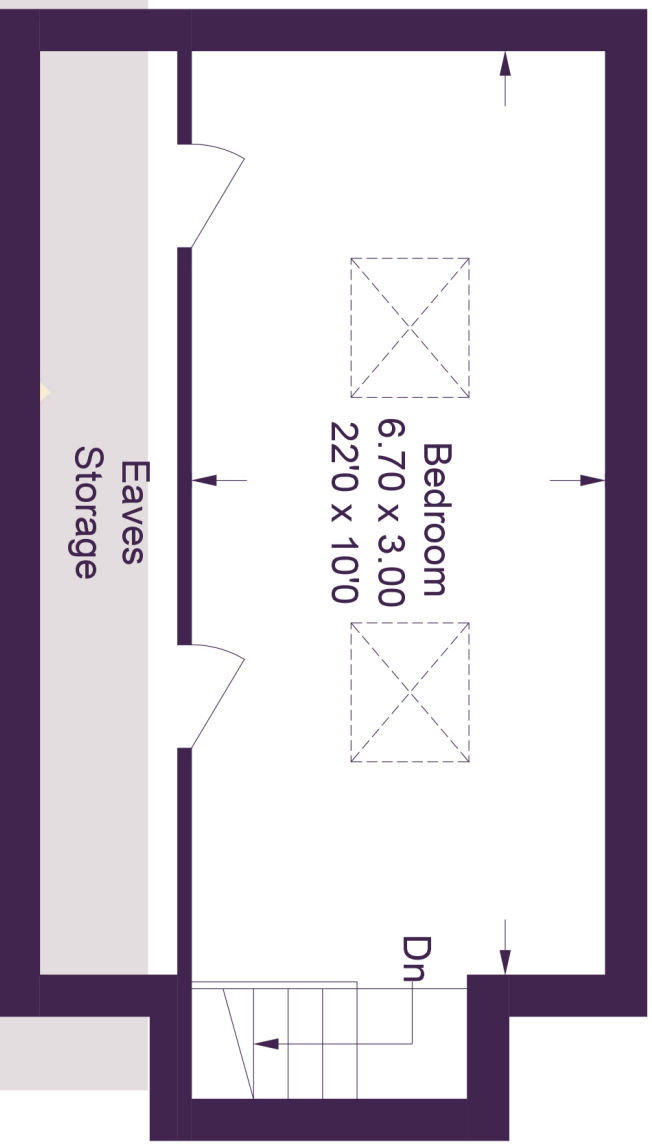
Flat 2 Otlands, 7 Woodlands Road

Approximate Gross Internal Area

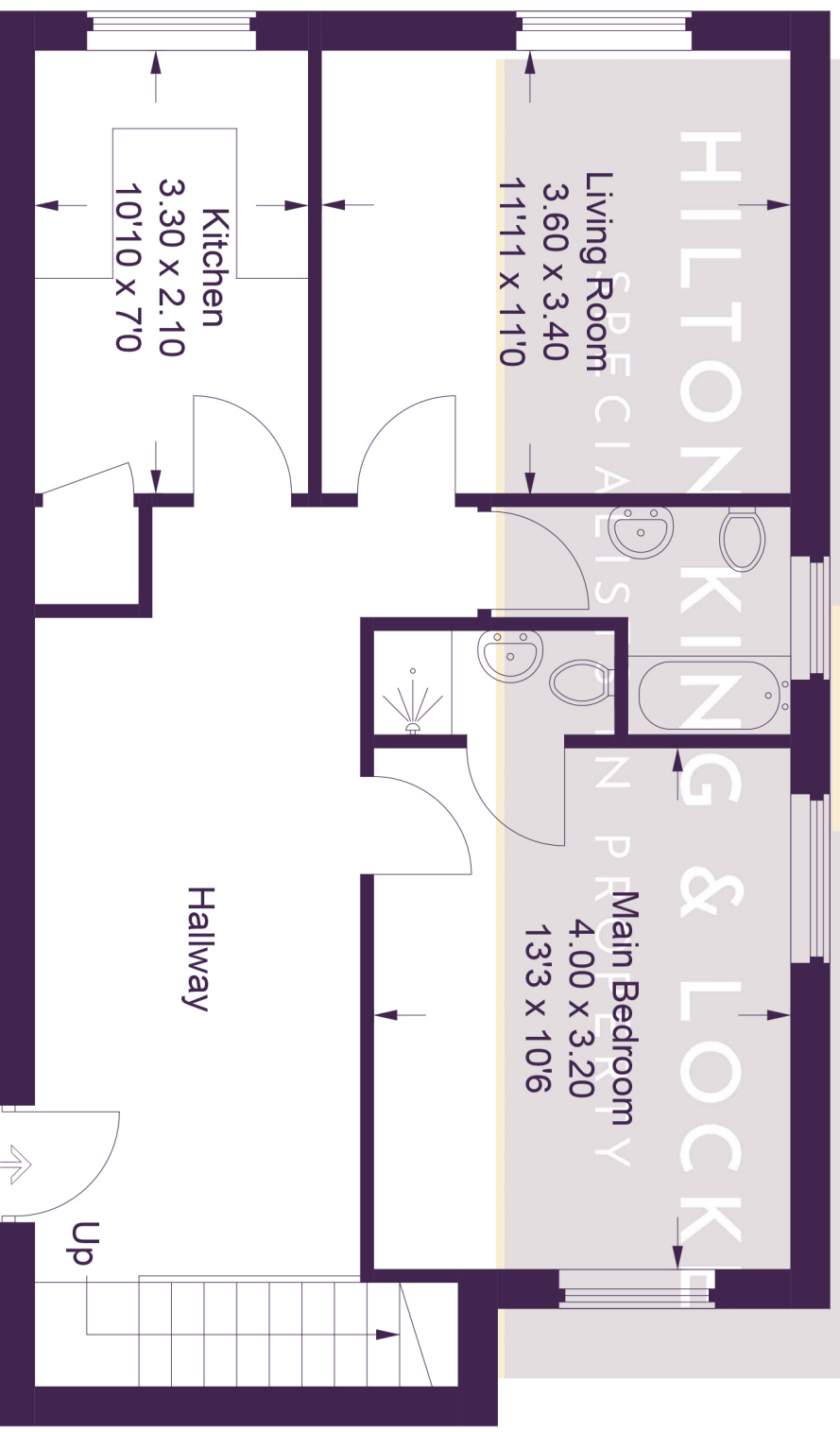
Ground Floor = 57.3 sq m / 617 sq ft

First Floor = 29.3 sq m / 315 sq ft

Total = 86.6 sq m / 932 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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