



Flat 1, 25 The Garden Apartment, Woodlands Road,

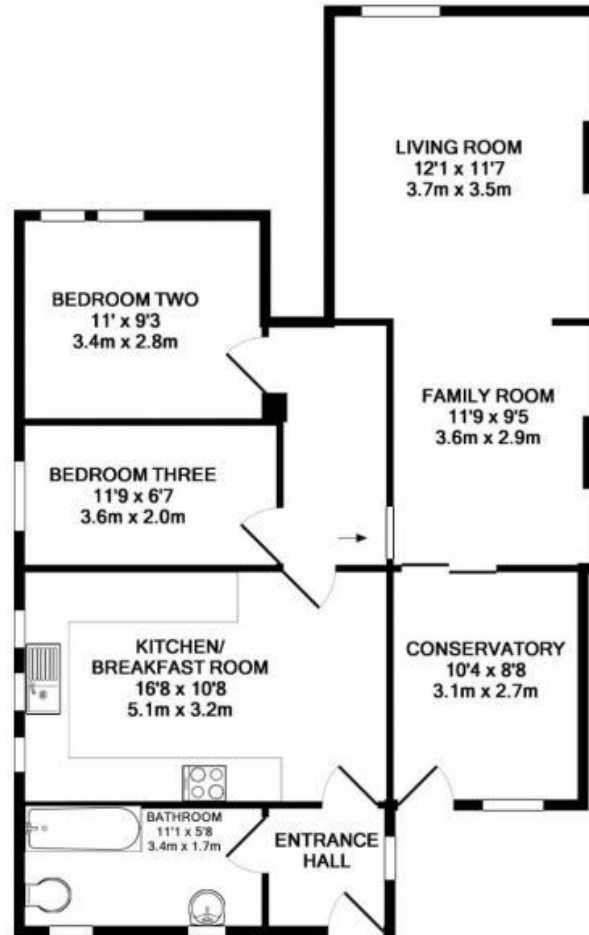
Offers in Excess of £300,000

Jigsaw Estates are proud to present to the market this rarely available three bedroom, split level, conversion apartment offered to the market with no onward chain! The property is conveniently positioned within walking distance to Camberley Town Centre with its wide array of restaurants and bars as well as a Vue cinema & Bowling. The train station is also within a short walk from the property. Accommodation on the ground floor comprises entrance hall, bathroom, kitchen/breakfast room, sun room, living room, family room and two double bedrooms. The basement comprises double bedroom and a further bathroom. The real unique selling feature of this apartment is the private garden which has a decking area for entertaining and a large lawned area. There is an allocated parking space located to the front of the property and a private entrance door accessed from the back of the property.





BASEMENT LEVEL
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 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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- THREE BEDROOMS
- OWN FRONT DOOR
- TWO RECEPTION ROOM
- ONE ALLOCATED PARKING SPACE
- CAMBERLEY TOWN CENTRE
- GARDEN APARTMENT
- NO ONWARD CHAIN
- TWO BATHROOMS
- SUN ROOM
- TRAIN STATION NEARBY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		72
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	