

7 Alsace Walk Camberley, GU15 2SJ



£215,000 Leasehold



- First Floor Maisonette
- Refitted Bathroom
- Low Ground Rent
- Access to loft
- Recently Renovated

- Two Double Bedrooms
- Refitted Kitchen
- Communal Gardens
- Good commuter links
- Recently decorated



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899

1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

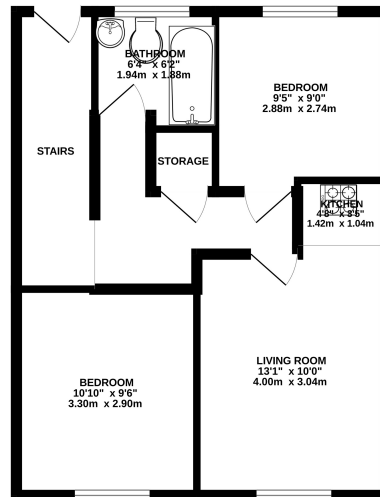
A recently refurbished and redecorated purpose-built first floor maisonette with two well proportioned bedrooms, a recently fitted kitchen and bathroom. A private front door and stairs lead to the open plan kitchen/reception room, two bedrooms, bathroom and access to a private loft space. Other features include well maintained communal gardens, low ground rent and maintenance costs as well as good transport road and rail links.

Location: Camberley offers a good variety of high street retailers, a nine-screen cinema, bowling alley, health & fitness club, cafés, restaurants, superstores and leisure facilities. There are also many well-respected schools in both the state and private sectors. Camberley is ideally located approximately thirty-five miles south west of central London and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains between London and Reading, and from Farnborough to Waterloo taking approximately 45 minutes.

EPC: C Council Tax B: £1,818.30 p.a. Maintenance Charge: TBA
Ground Rent: TBA Length of Lease: TBA



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.
We warrant nothing has been made to cause the accuracy of the Energy Performance Certificate, measurements of floor, ceiling, walls and any other parts of the property and its responsibility is placed on the user, vendor or purchaser. This plan is for illustrative purposes only and should not 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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.