



## 20 Aspect Charles Street, CAMBERLEY, Surrey GU15 3GH

PRICE £280,000 Leasehold

Jigsaw Estates present to the market this top floor apartment situated within the heart of Camberley town centre and offering access to a private roof terrace with views across Camberley.

The property is located in the Atrium development which also houses a number of restaurants, cafe's, Vue cinema and Bowling complex. It is ideally positioned for easy access to the A30 and in turn Junction 4 of the M3. Camberley also has a train station less than 0.5 miles from the apartment which offers some direct routes into London.

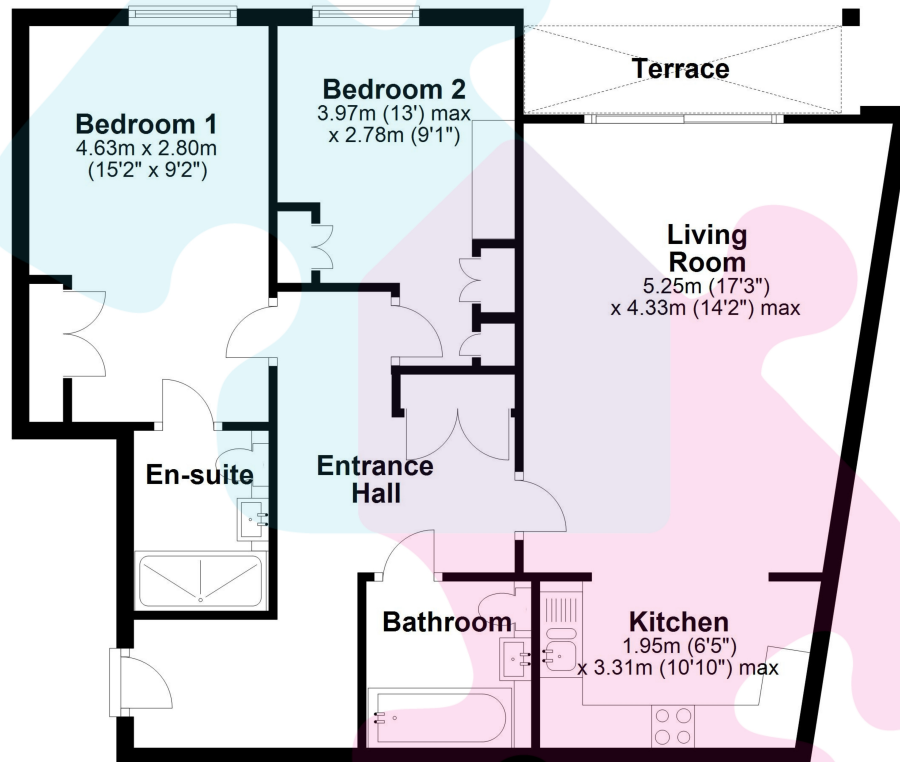
Accommodation comprises two spacious bedrooms, a large open plan lounge/diner with modern kitchen with some built in appliances. Further benefits include an en-suite shower room and fitted wardrobes to bedrooms one, a family bathroom and utility cupboard. The property is heated via underfloor heating and there is a security entryphone system. There is a small balcony directly off of the living room and the huge benefit with this particular property is the access to a private roof top terrace with views out across the town and the neighbouring R.M.A. The property also has secure undercover parking for one car.



- TWO BEDROOMS
- ROOFTOP TERRACE
- OPEN PLAN LIVING SPACE
- TOWN CENTRE LOCATION
- UNDERCOVER SECURE PARKING
- EN-SUITE & BATHROOM
- BALCONY
- GOOD TRANSPORT LINKS NEARBY

### Fifth Floor with Roof Terrace

Approx. 75.8 sq. metres (815.4 sq. feet)



Total area: approx. 75.8 sq. metres (815.4 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

