



Flat 7, 20 Waverley Drive, CAMBERLEY, Surrey GU15 2DL

PRICE £270,000 Share of Freehold

*** NO ONWARD CHAIN *** Jigsaw Estates are pleased to present this first floor conversion maisonette situated in the affable Waverley Drive area. Accommodation comprises two bedrooms, bathroom, a large living/dining room with a step up to the stylish kitchen/breakfast room. The setting is beautiful with lawn areas to the front, allocated and visitor parking and it is within a walk to the town centre.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

Council Tax Band = D





Total Area: 77.1 m² ... 830 ft²

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- ALLOCATED & VISITOR PARKING
- FIRST FLOOR MAISONETTE WITH OWN FRONT ENTRANCE
- LARGE LIVING/DINING ROOM
- ONE OF CAMBERLEY'S PREMIER ROADS
- SHARE OF FREEHOLD - 125 YEAR LEASE FROM 2007, LEAVING 108 YEARS REMAINING
- NO ONWARD CHAIN!!!!
- TWO BEDROOMS
- STYLISH KITCHEN/BREAKFAST ROOM WITH FITTED APPLIANCES
- UPVC DOUBLE GLAZING
- NO GROUND RENT AND £1362.58 PER ANNUM SERVICE CHARGE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	80
	EU Directive 2002/91/EC	

