



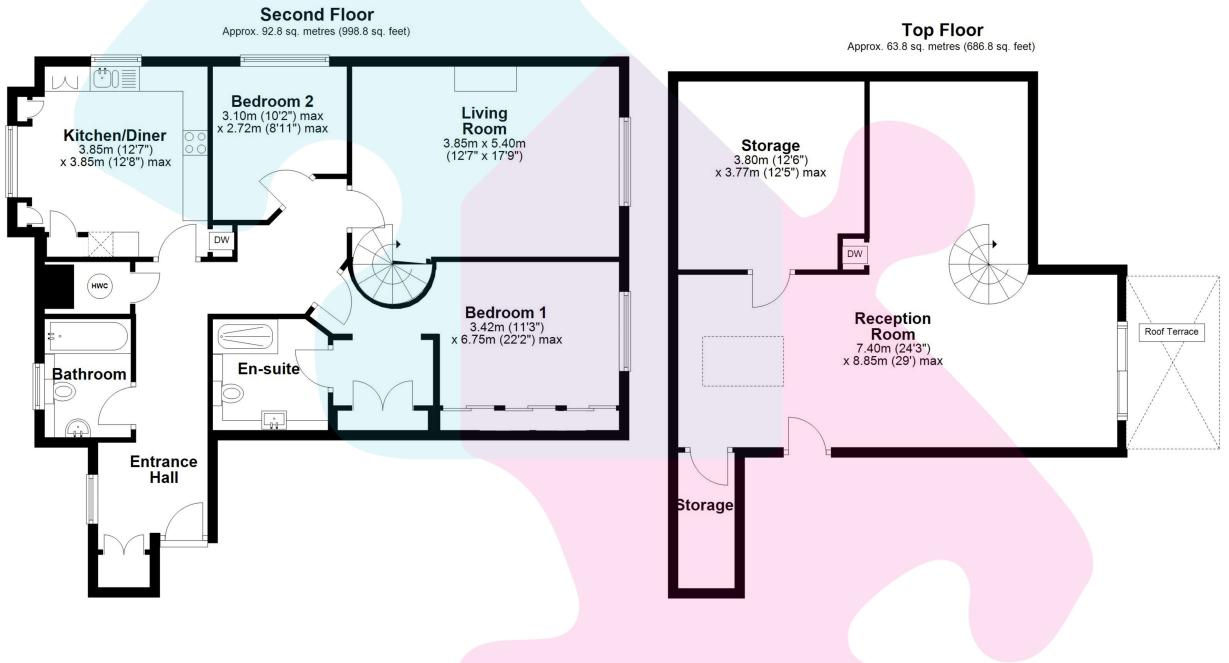
12 Woodbridge Manor, Woodbridge Drive, CAMBERLEY, Surrey

PRICE £425,000 Leasehold

Jigsaw Estates are proud to offer this unique and beautifully presented duplex apartment with accommodation arranged over the second and third floors. The property is surrounded by large detached properties at the top of a premier road of Camberley and within a short walk of the town centre. The communal grounds are maintained extremely well and there is a garage with allocated parking directly in front, along with plenty of visitor parking.

This particular apartment is accessed via a lift (or the stairs) and has entrances both on the 2nd and 3rd floors. In terms of accommodation we have never seen this sheer size offered within an apartment. In fact the current sellers who have been there since new, were originally looking for a house, but bought this as it suited their requirements better than most houses!

Upon entering the apartment, there is a family bathroom, principal bedroom with a full range of built in wardrobes and a secondary wardrobe area leading into the recently re-fitted en-suite shower room, a second bedroom and the contemporary kitchen/breakfast room which was refitted in 2025 by Schmidt



- RARE DUPLEX APARTMENT
- GARAGE AND PARKING SPACE IN FRONT
- HUGE MEZZANINE LEVEL INCORPORATING LIVING/DINING/STUDIO AREA
- REFITTED EN-SUITE SHOWER ROOM TO MAIN BEDROOM AND A FAMILY BATHROOM
- TWO BEDROOMS
- DUMB WAITER AND WORKSHOP/STORE ROOM

- APPROACHING 1700 SQ FT!!!!
- LARGE LIVING ROOM WITH VAULTED CEILING & SPIRAL STAIRCASE
- LARGE MAIN BEDROOM WITH FULL RANGE OF BUILT IN WARDROBES, SECONDARY WARDROBE DRESSING AREA
- KITCHEN/DINING ROOM REFIITED BY SCHMIDT IN 2025
- SLIDING DOORS TO BALCONY OVERLOOKING COMMUNAL GROUNDS
- PREMIER ROAD WITHIN A SHORT WALK TO THE TOWN CENTRE

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (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 |  |

