



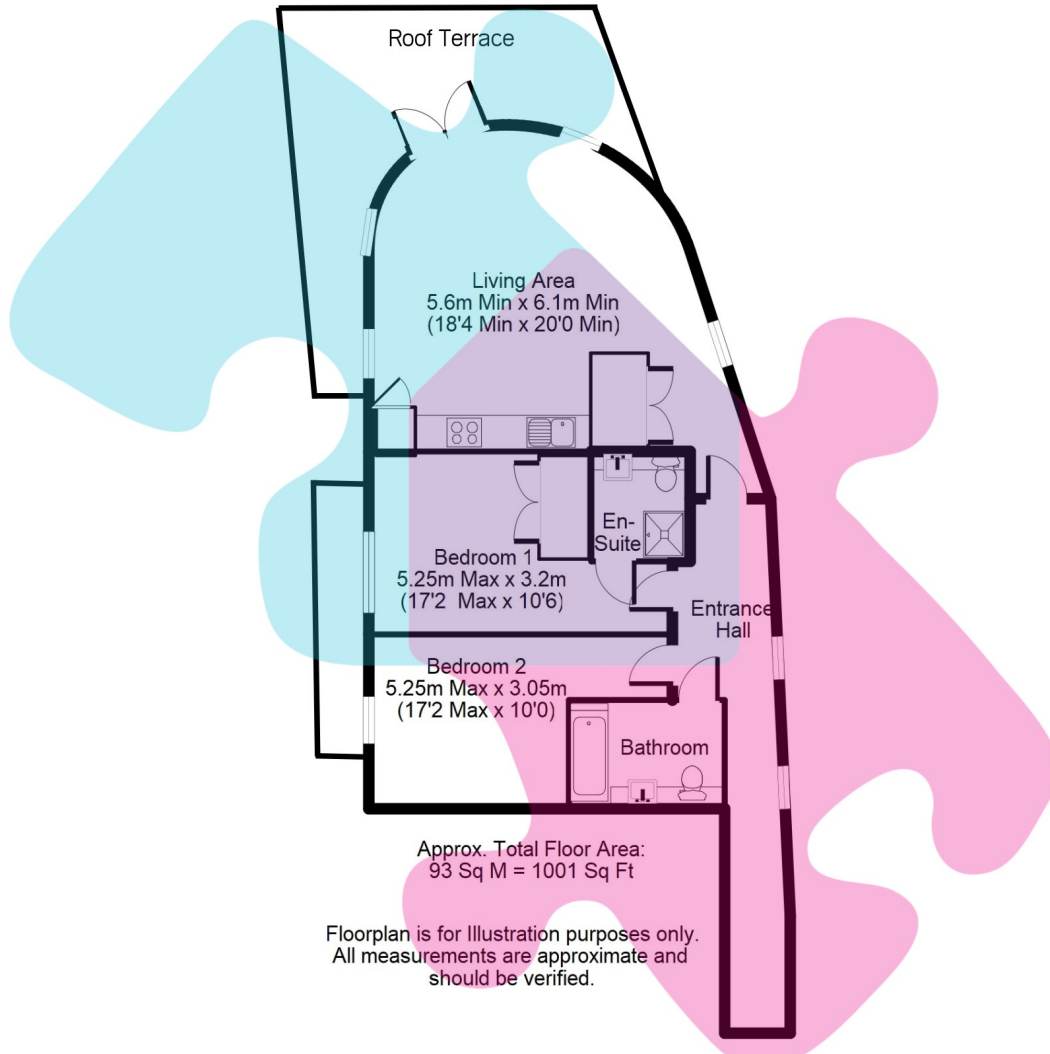
## 31 Centro, Southern Road, CAMBERLEY, Surrey GU15 3GG

GUIDE £325,000 Leasehold

Jigsaw Estates are excited to offer this rarely available town centre, top floor apartment in stunning condition! With access via the building's lift, the apartment offers approximately 1000 sq ft of living accommodation comprising two double bedrooms which both have doors onto small balcony areas. The main bedroom has a built in double wardrobe and an en-suite shower room and there is a main bathroom just off the entrance hall. However, the real wow factor is not only the large, arc-shaped kitchen/living/dining room (kitchen area has been refitted), but also in terms of the double doors leading out onto the large roof terrace which has far reaching westerly facing views and is ideal for entertaining. The property has underfloor heating, allocated undercroft parking and newly replaced floorings. This is definitely one to view as you won't see one like it again anytime soon!



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



- TOP FLOOR LUXURY APARTMENT WITH LIFT
- LARGE ROOF TERRACE IDEAL FOR ENTERTAINING WITH FAR REACHING VIEWS
- APPROX 1000 SQ FT OF ACCOMMODATION
- UNDERFLOOR HEATING
- EN-SUITE SHOWER ROOM & MAIN BATHROOM
- TOWN CENTRE LOCATION
- ALL ENCOMPASSING KITCHEN/DINING/LIVING ROOM
- TWO DOUBLE BEDROOMS (MAIN WITH BUILT IN WARDROBES)
- UNDERCROFT ALLOCATED PARKING
- LEASE 125 YRS FROM 2009, GROUND RENT & MAINTENANCE = £3100 PER ANNUM

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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

