



## 3 Elands Court

Park Road | Camberley | Surrey | GU15 2SP

Price Guide £240,000 Leasehold

*Waterfords* W  
Residential Sales & Lettings



# 3 Elands Court

Park Road | Camberley

Surrey | GU15 2SP

Price Guide £240,000

SALE AGREED BY WATERFORDS - A well appointed two bedroom apartment enjoying easy reach to Camberley town centre. The property has two double bedrooms and an ensuite shower room. No onward chain.

- Two bedrooms
- Two bathrooms
- 16ft living room
- Allocated parking space
- No onward chain
- Long lease
- Communal gardens
- 4 visitor parking spaces

## Accommodation

The apartment is approached by a entry phone system to the communal hallway, stairs lead to all floors and the front door of the flat opens to a central hallway with a storage cupboard and airing cupboard. The 16ft living/dining room has views over the communal garden, The adjoining Kitchen has a good range of cabinets and a selection of integrated appliances. Both bedrooms benefit from built-in wardrobes and the larger bedroom has an ensuite shower room and the second bedroom is served by a bathroom. NB: The property is unfurnished and several images have been enhanced with CGI's.



View from the Living room





No onward chain



## Outside

The apartment is approached by a driveway leading to the residents parking with an allocated parking space and four visitor parking spaces. The south easterly facing communal gardens enjoys a wide expanse of lawn with a seating area. The apartment overlooks the communal gardens.

## Location

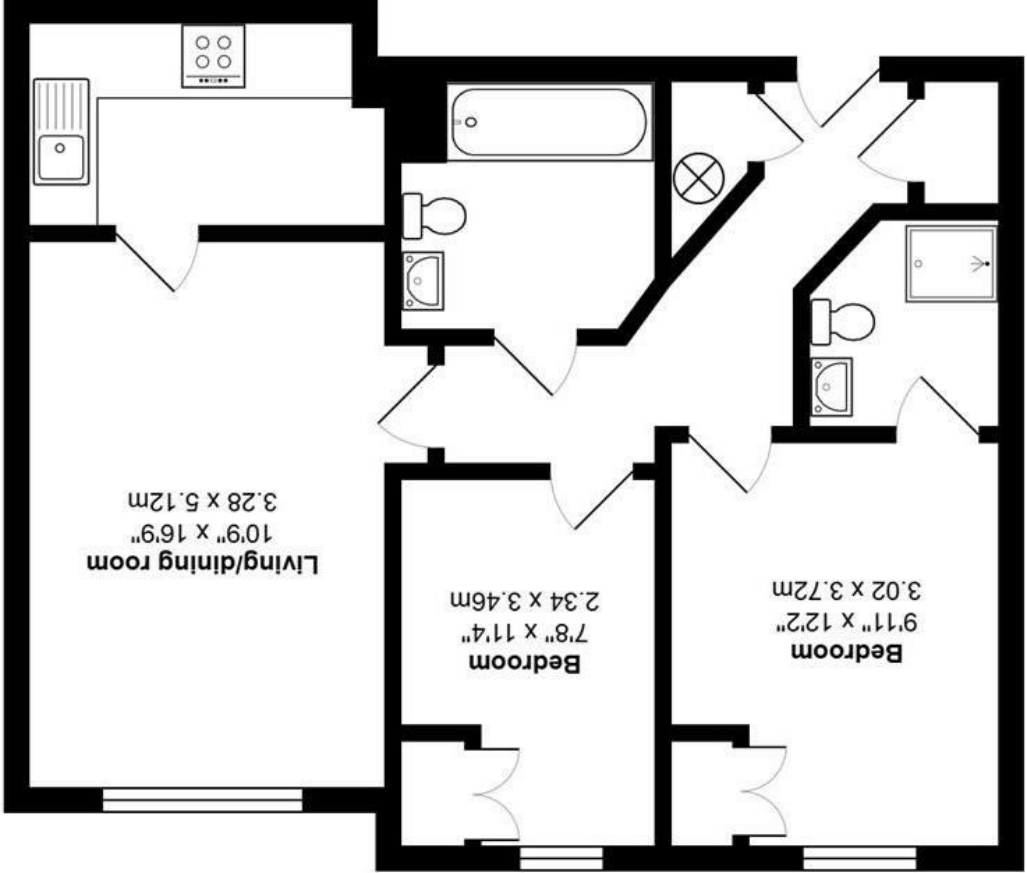
Located in an established road close to Camberley Town Centre, this modern apartment is in a convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance, and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.



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Elands Court, 49, Park Road, Camberley, GU15 2SP



Total Area: 677 ft² ... 62.9 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
81	82
England & Wales EU Directive 2002/91/EC Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	