



Victoria Avenue | | Camberley | GU15 3FT

Price Guide £225,000 Leasehold

Waterford's W
Residential Sales & Lettings

Victoria Avenue |
Camberley | GU15 3FT
Price Guide £225,000

This well presented and modern one bedroom ground floor apartment comes to the market within easy reach to Camberley Town Centre and local amenities. The property offers an abundance of natural light and allocated parking.

- 17ft Open plan living room
- Double bedroom
- Modern kitchen area
- Separate utility closet
- Shower room
- Allocated parking
- Convenient location
- Well appointed interiors

Accommodation

The apartment opens into a central hallway that provides access to all principal rooms and has a useful storage cupboard and a generously sized utility closet with plumbing for a washing machine. The bright and generously proportioned open-plan living, dining, and kitchen area measuring approximately 17ft in length. This versatile space benefits from large dual aspect windows that allows for excellent natural light. The contemporary kitchen is fitted with modern cabinetry, ample worktop space, and integrated cooking appliances. The double bedroom comfortably accommodates a king-size bed along with wall to wall and ceiling to floor wardrobes. A modern, fully fitted shower room with underfloor heating serves the property, comprising an oversized shower, a WC, and a wash basin, all finished in neutral tones.

Lease: 121 yrs remaining Service Charge: £1,826 pa
Ground Rent: £200 pa



Allocated parking
space



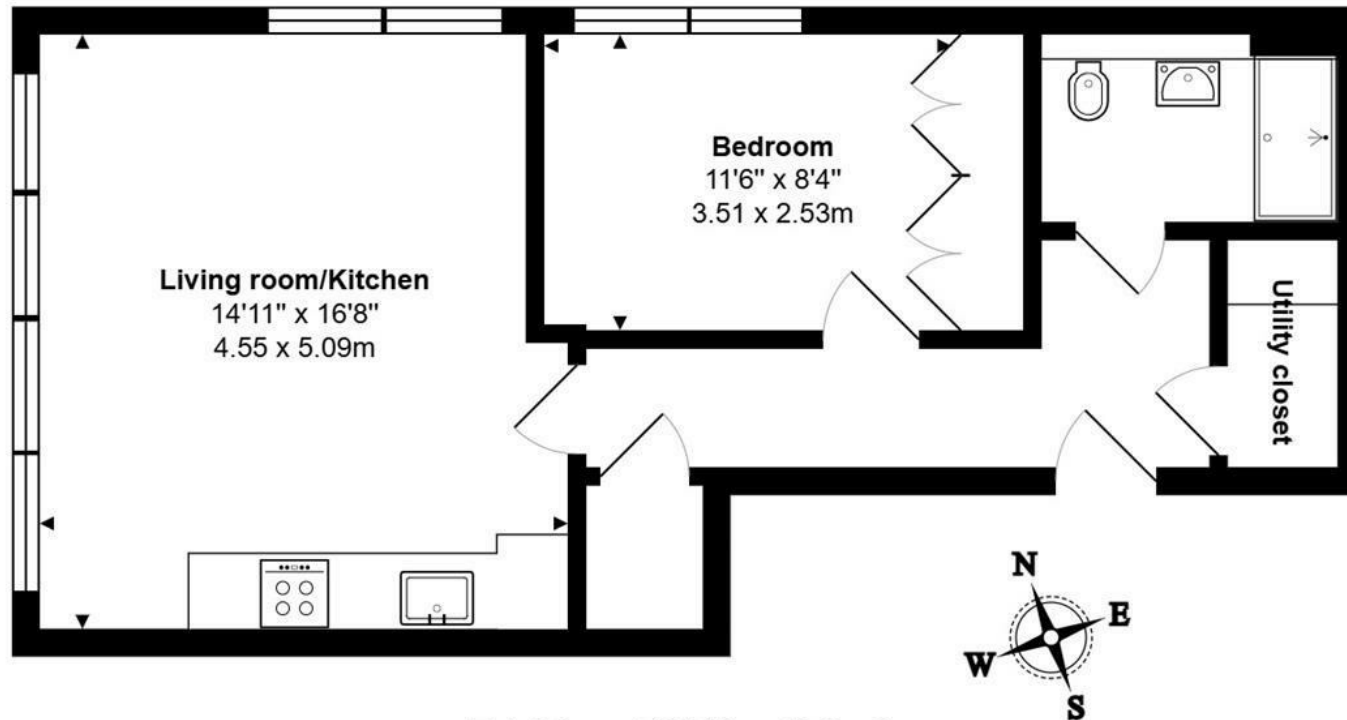
Outside

The apartment is accessed via a shared entrance on the ground floor with a secure communal hallway with an, the property comes with allocated parking.

Location

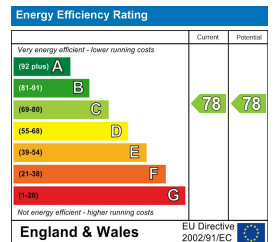
The apartment enjoys a highly convenient location on Victoria Road, within easy walking distance of Camberley town centre and train station. The town offers a wide range of amenities including high street shops, independent cafés, restaurants, and The Atrium leisure complex, which features a cinema, gym, and additional dining options. Camberley Railway Station provides direct links to Ascot and connections to London Waterloo, while nearby bus routes and excellent road access to the A30, M3, and A331 ensure easy commuting across the region. Local green spaces, including parks and walking routes, are also within easy reach, offering a balanced lifestyle of town convenience and outdoor enjoyment.

Avenue Court, 4a, Victoria Avenue, Camberley, GU15 3FT



Total Area: 527 ft² ... 49.0 m²

All measurements are approximate and for display purposes only



27 High Street
Camberley
Surrey
GU15 3RB
01276 66566

camberley@waterfords.co.uk