



Blenheim Place | Camberley | Surrey | GU15 2SS

Price Guide £260,000 Leasehold



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A well appointed two bedroom second floor apartment served by a lift located in a desirable position, situated within walking distance of Camberley Town centre. The property offers two bedrooms, two bathrooms, separate kitchen, a rear aspect lounge with a Juliette balcony.

- Two Bedrooms
- Ensuite Shower Room
- Communal Gardens
- Resident parking
- Second floor apartment
- Lift to all floors
- Convenient for Town Centre
- No Onward Chain

Accommodation

The apartment is approached by a entry phone system to the communal hallway, with a lift and stairs to all floors. This 2nd floor apartment has a front door opening to a central hallway with an airing cupboard. The rear aspect living/dining room has a Juliette balcony with views over the communal garden and the adjoining Kitchen has a good range of cabinets and a selection of integrated appliances. The main bedroom benefits from built-in wardrobes and an ensuite shower room, the second bedroom is served by a bathroom. NB: The property is unfurnished and several images have been enhanced with CGI's.

Lease: 108 years remaining Service Charge: £2,928 pa Ground Rent: £250 pa



No onward chain



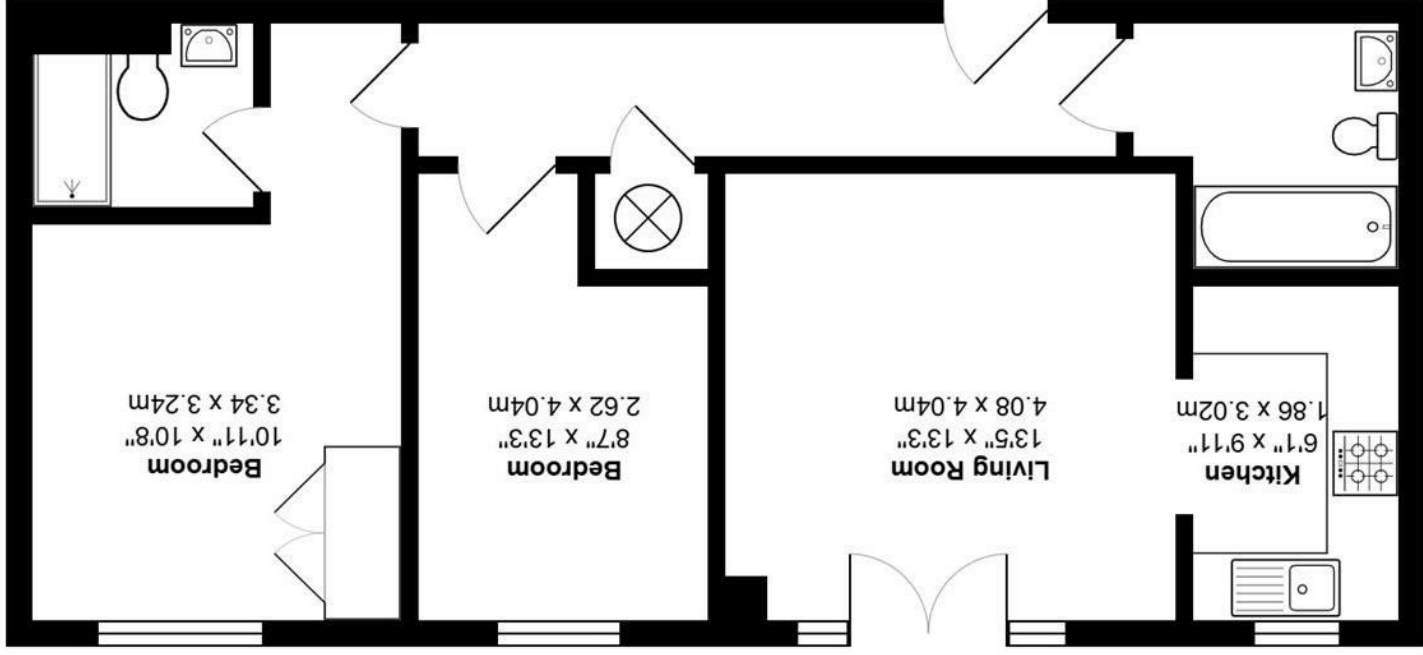
Outside

Brick and wrought iron fencing to the front leads to front and rear parking areas for residents and visitors, as well as a communal garden to the rear of the apartment building.

Location

Located in an established road close to Camberley Town Centre, this modern apartment is in an 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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Total Area: 720 ft² ... 66.9 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Target
81	84
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	
More energy efficient - higher running costs	
A	105-95kWh/m ²
B	91-101kWh/m ²
C	81-90kWh/m ²
D	69-80kWh/m ²
E	55-68kWh/m ²
F	41-54kWh/m ²
G	27-40kWh/m ²
H	13-26kWh/m ²
I	1-12kWh/m ²

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