



Academy Gate | 233 London Road | Camberley | GU15 3HB

Asking Price £85,000 Leasehold



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Set within a gated development, Academy Gate is for residents over 55 years of age. The apartment offers a residents communal living room and residents parking. The property gives convenient access to Camberley town centre. No onward chain.

- One bedroom ground floor apartment
- Secure gated development
- Exclusively for the over 55's
- Convenient to Town Centre
- Communal living room
- House Manager
- Council Tax Band B
- EPC B

Accommodation

This ground floor flat has an entrance hall with storage cupboard and airing cupboard. The front aspect Living room gives access to the separate kitchen, this is fitted with a good range of cupboards and a selection of fitted appliances. The double bedroom has a built-in wardrobe and is served by a bathroom. The apartments are approached by a communal video entry system and the communal hall gives access to the residents communal living room and a kitchen, residents also have use of a communal laundry and gardens to the rear. There is also a House Managers office and reception.



No onward chain



Reception



Residents Living room

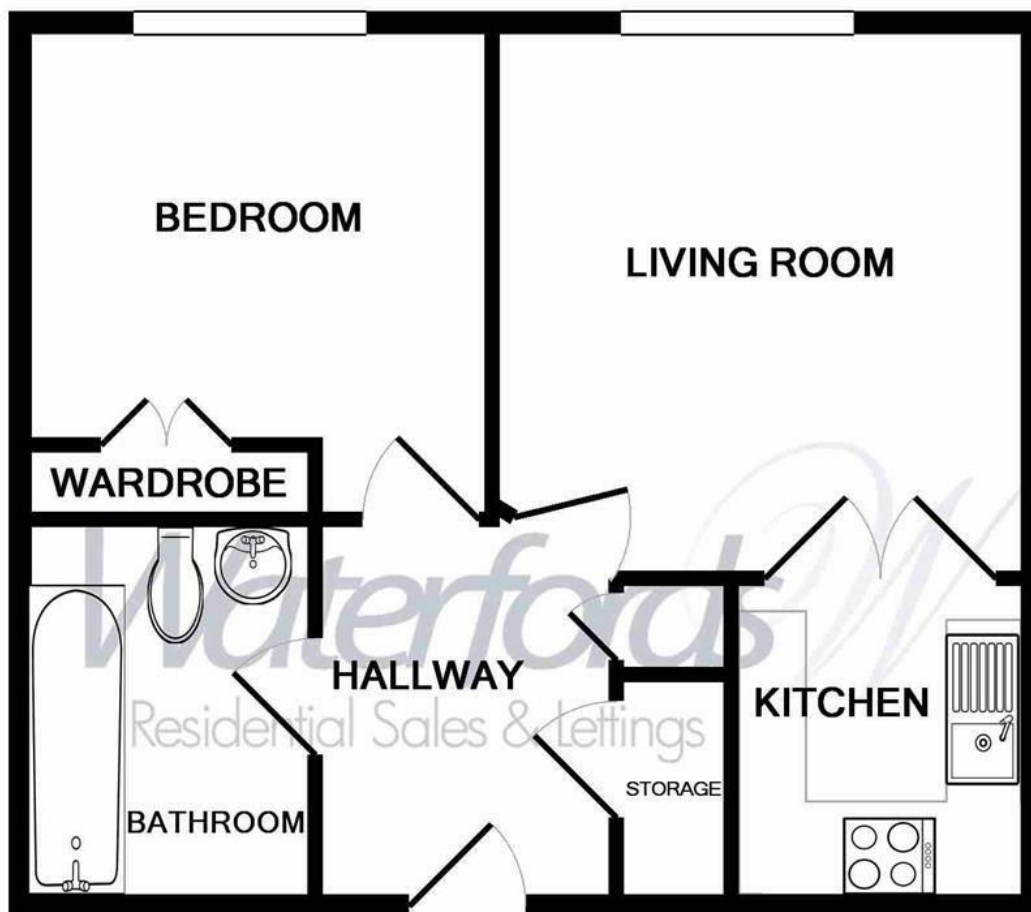
Outside

Academy Gate is approached by electric gates and the residents communal parking. To the rear of the building is a pleasant south facing communal garden with seating areas.

Location

Located within easy reach of Camberley Town Centre with popular leisure facilities such as Camberley Leisure Centre. The property is conveniently located for the Town Centre and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. commuting via car is also easy from this property with the M3 and M4 located a short drive away.





TOTAL APPROX. FLOOR AREA 399 SQ.FT. (37.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

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