



Avenue Court | Victoria Road | | Camberley | GU15 3FT

Leasehold



Victoria Road | Camberley | GU15 3FT Offers Over £200,000

A festive AI image to celebrate the Christmas holidays.

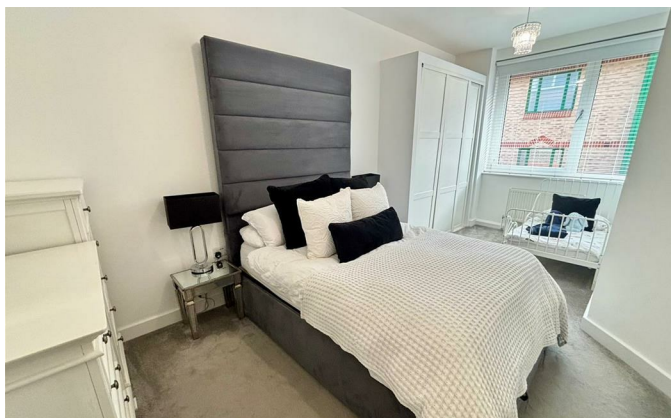
NO ONWARD CHAIN This well presented and modern one bedroom ground floor apartment comes to the market within walking distance to Camberley Town Centre and local amenities. The property offers an abundance of natural light and allocated parking.

- Ground Floor Apartment • One Double Bedroom
- Modern Condition • Allocated Parking Throughout
- Camberley Town Centre • Close to Local Amenities Location
- Abundance of Natural Light • No Onward Chain

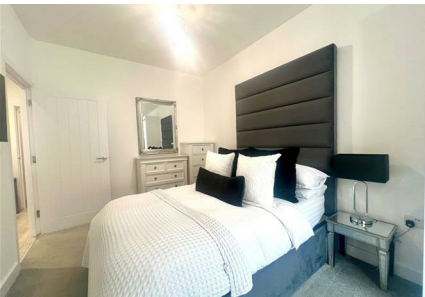
Accommodation

The apartment opens into a central hallway that provides access to all principal rooms. To the front of the property is a bright and generously proportioned open-plan living, dining, and kitchen area measuring approximately 21'10" in length. This versatile space benefits from large windows that allow for excellent natural light and a sense of openness. The contemporary kitchen is fitted with modern cabinetry, ample worktop space, and integrated cooking appliances, making it ideal for everyday living and entertaining. The double bedroom is located to the rear of the apartment and offers an impressive amount of space, comfortably accommodating a king-size bed along with wardrobes and additional furniture. Its layout also lends itself well to creating a home office area if desired, making it perfect for those working remotely. A modern, fully fitted bathroom with underfloor heating serves the property, comprising a full-sized bath with shower over, a WC, and a wash basin, all finished in neutral tones. In addition, there is a useful internal storage room located off the hallway, offering convenient space for household essentials creating a great utility space.

Lease: 122 yrs remaining Service Charge: £1,826 pa Ground Rent: £200 pa



Allocated Parking



Location

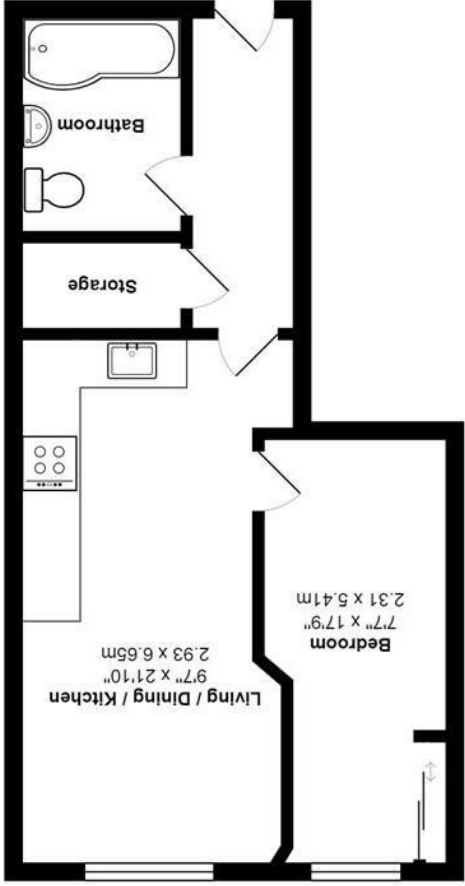
The apartment enjoys a highly convenient location on Victoria Road, within easy walking distance of Camberley town centre and train station. The town offers a wide range of amenities including high street shops, independent cafés, restaurants, and The Atrium leisure complex, which features a cinema, 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.

Outside

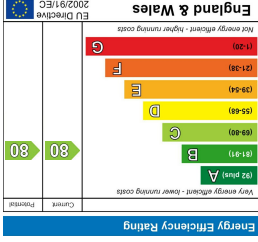
The apartment is accessed via a shared entrance on the ground floor with a secure communal hallway, the property comes with allocated parking. The well-maintained communal areas reflect the care taken by the building's management and fellow residents, adding to the overall appeal of the property. This attractive and well-located apartment offers a fantastic opportunity to secure a home in one of Camberley's most central and desirable locations. Early viewing is strongly recommended.



GROUND FLOOR



Total Area (approx): 475 ft² ... 44.1 m²
All measurements are approximate and for display purposes only



27 High Street
Camberley
Surrey
GU15 3RB
01276 66566
camberley@waterfords.co.uk