



# Apartment 4, The Yarrows

Church Hill | | Camberley | GU15 2HA

Price Guide £425,000 Leasehold - Share of Freehold



# Apartment 4, The

Church Hill |

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An attractive 3 bedroom first floor apartment set within a converted Victorian building with communal grounds, whilst benefitting from two allocated parking spaces and a garage. SHARE OF FREEHOLD

- 3 bedroom apartment
- Refitted kitchen
- Modern bathroom
- 16ft living room
- Two parking spaces
- Garage
- Communal garden
- Private setting

## Accommodation

This attractive Victorian building was originally built in 1886 for Major General Mullins and was converted to six apartments in the 1950's. The main entrance hall gives access to four apartments and enjoys many original features, the stairs lead to the first floor and the front door of the apartment opens to a spacious entrance hall. The dual aspect living/dining room has high ceilings, a feature fireplace and a delightful bay window. The adjacent kitchen has a good range of shaker styled cabinets with a peninsular worksurface and a range of integrated appliances. The main bedroom has two sets of recently fitted floor to ceiling wardrobes and has views towards the communal gardens. The second bedroom is of equal proportions and has fitted wardrobes and views towards the communal gardens, the neighbouring 3rd bedroom or study, is served by a modern bathroom. The apartment has benefitted from several improvements including replacement sash windows and a replacement boiler. Residents have access to a basement for storage.

SHARE OF FREEHOLD  
113 YEARS REMAINING  
Ground rent: £0  
Service charge £1610 p.a



Private setting



## Location

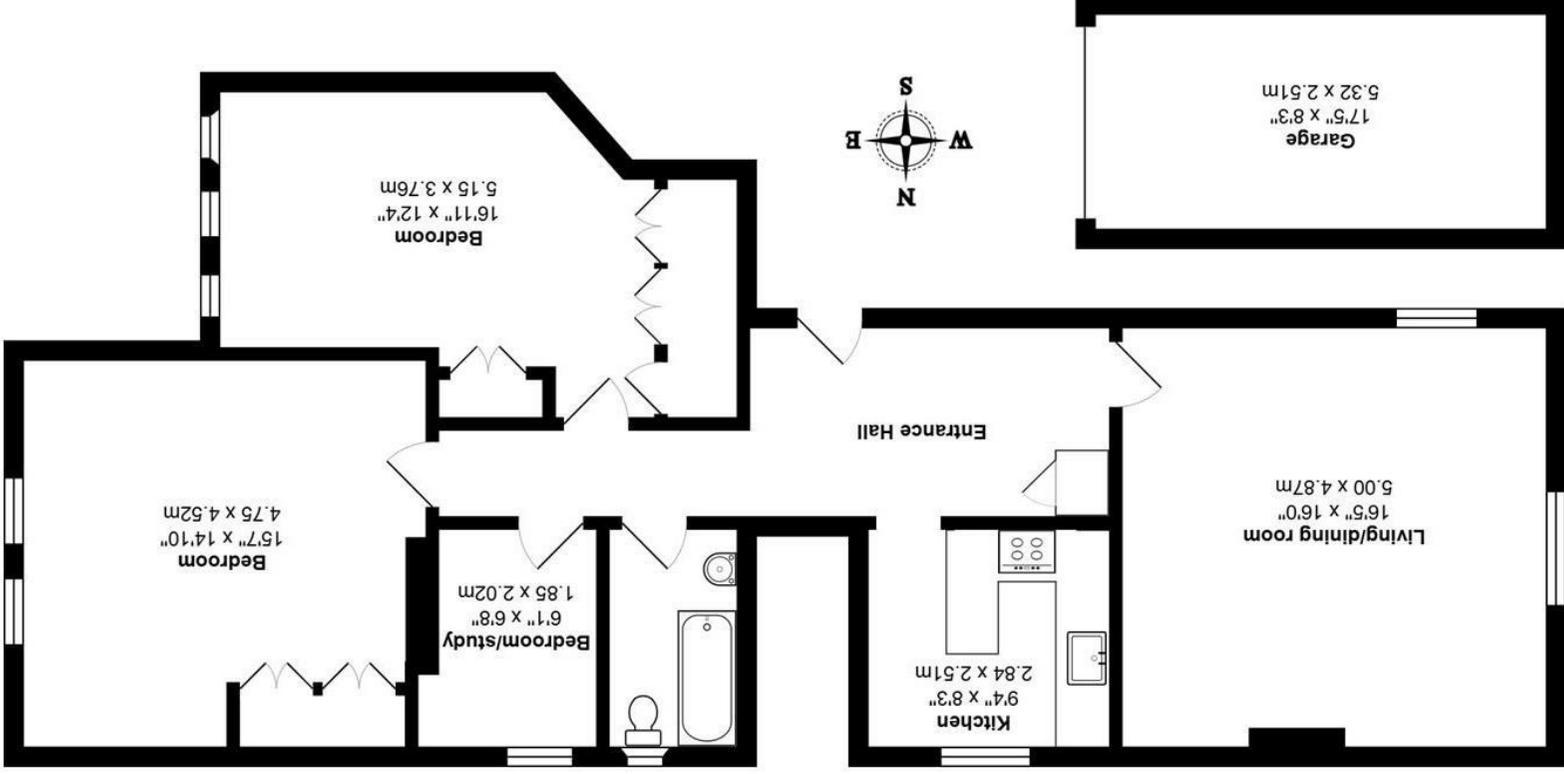
The property setback from Church Hill along a private drive, but is conveniently located close to excellent local schools, including Prior Heath Infant School, Crawley Ridge Infant & Junior Schools, Ravenscote Junior School, and Collingwood Secondary School. Camberley is ideally situated 35 miles southwest of central London on the A30, with easy access to junctions 3 and 4 of the M3 motorway. Regular trains run from London to Camberley, with fast trains from Farnborough to Waterloo taking just 45 minutes. Camberley offers a variety of high street retailers, and The Atrium complex includes a nine-screen cinema, bowling alley, health & fitness club, cafés, and restaurants. Nearby, The Meadows features superstores including Marks and Spencer and Next. Additionally, Camberley Heath Golf Course, Camberley Cricket Club, and the Camberley Theatre provide excellent recreational facilities.

## Outside

The apartments are approached by a private driveway, leading to the front courtyard with two allocated parking spaces and a garage. The communal gardens are to the side and rear, mainly lawned with a variety of shrubs borders.



The Yarrows, 23, Church Hill, Camberley, GU15 2HA



Total Area: 1054 ft<sup>2</sup> ... 97.9 m<sup>2</sup> Excluding Garage  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Target
72	66

England & Wales	
EU Directive 2002/91/EC	Min energy efficient - higher running costs
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(13-38)
G	(1-12)

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