



26 Camberley Towers, 40 Upper Gordon Road, Camberley, GU15 2HP

Price Guide £188,000

- One bedroom ground floor apartment
- Large sunny lounge
- Gas central heating
- Modern kitchen and bathroom
- Allocated parking

# 40 Upper Gordon Road, Camberley GU15 2HP

One bedroom ground floor apartment located in a popular residential area that is close to shops and train station.



Council Tax Band: C



## ENTRANCE

Secure communal entrance leading to the front door of this modern apartment.

## HALLWAY

Bright hallway with high quality laminate flooring with neutrally decorated walls, radiator, coat hooks and a large storage cupboard with shelves.

## LOUNGE

White door with glass panels leading into this generous size lounge with a large double glazed window overlooking the well maintained communal grounds. High quality laminate flooring, light on a dimmer switch, secure entry system phone and ample electrical sockets.

## KITCHEN

Modern white high gloss kitchen with ample eye and base level cupboards, Formica work top, black sink and trainer with chrome mixer tap situated below the double glazed window. Four burner gas hob, electric oven, extractor fan, under counter fridge and washing machine. Useful cupboard housing the boiler (still under warranty, 1 year old) and shelves.

## BEDROOM

Double bedroom neutrally decorated with a large double glazed window overlooking the gardens. Light on dimmer switch, built in wardrobe and electrical sockets.

## BATHROOM

Modern white bathroom suite comprising of a large enclosed panelled bath with chrome mixer taps, electric shower, hand basin in a vanity unit with a low level toilet offering ample shelf space and storage. Chrome heated towel rail, double glazed window with obscured glass and part tiled walls.

## CARPORT

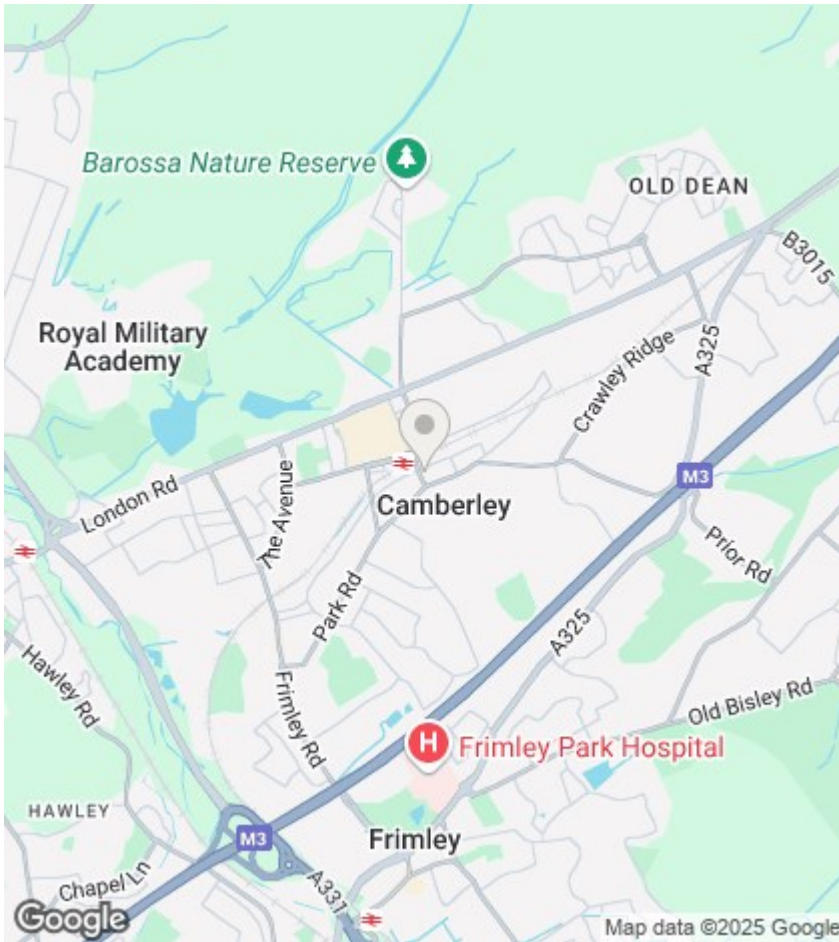
Allocated carport situated close to the apartment and a further parking space available

## Lease details

141 years remaining on the lease

Ground rent -£20pa

Service charge- £83 monthly



## Directions

Camberley Station Head northeast toward High St 131 ft Turn right onto High St 148 ft Turn left onto Upper Gordon Rd Destination will be on the left 184 ft GU15 2HP, Upper Gordon Rd, Camberley, UK

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

