

14 Dorchester Court
283 London Road, GU15 3JJ

£230,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	84	87
(69 to 80)	C		
(55 to 68)	D		
(39 to 64)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



This beautifully presented modern first floor apartment is situated in a popular development just a short distance from Camberley town centre with its range of shops, eateries, leisure facilities and railway station. The accommodation comprises of an entrance hall with two storage cupboards, living/dining room with separated modern fitted kitchen, master bedroom with en-suite shower room, second double bedroom and bathroom. The property also benefits from a secure underground parking space, lift to all floors and communal gardens.

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

The Property Ombudsman
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Communal Entrance Hall

Security Entry Phone system. Lift and stairwell to first floor.

Entrance Hall

Wall mounted entry phone, wall mounted electric heater, airing cupboard with hot water storage tank, additional shelved storage cupboard. Doors to all rooms.

Living/Dining room

17'3" x 13'0" (5.40m x 4.00m) Front aspect double-glazed window, two wall mounted electric heaters, open to:

Kitchen

13'5" x 9'2" (4.1m x 2.8m) Side aspect double-glazed window, stainless steel one and a half bowl sink unit with cupboard under. Further range of matching eye and base level units with square edge granite style work surfaces and tiled splashback. Siemens four ring electric hob with extractor over and oven under. Integrated fridge/freezer, space for dishwasher and washing machine. Wall mounted electric heater.

Bedroom One

17'3 x 10'5 (5.3m x 3.2m) Dual aspect double-glazed windows, wall mounted electric heater, door to:

En-suite Shower Room

Enclosed shower cubicle, low level w.c. with concealed cistern, vanity unit wash hand basin, extractor fan and heated towel rail.

Bedroom Two

12'2 x 7'6 (3.7m x 2.3m) Front aspect double-glazed window, wall mounted electric heater.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level w.c. with concealed cistern, vanity unit wash hand basin, extractor fan and heated towel rail.

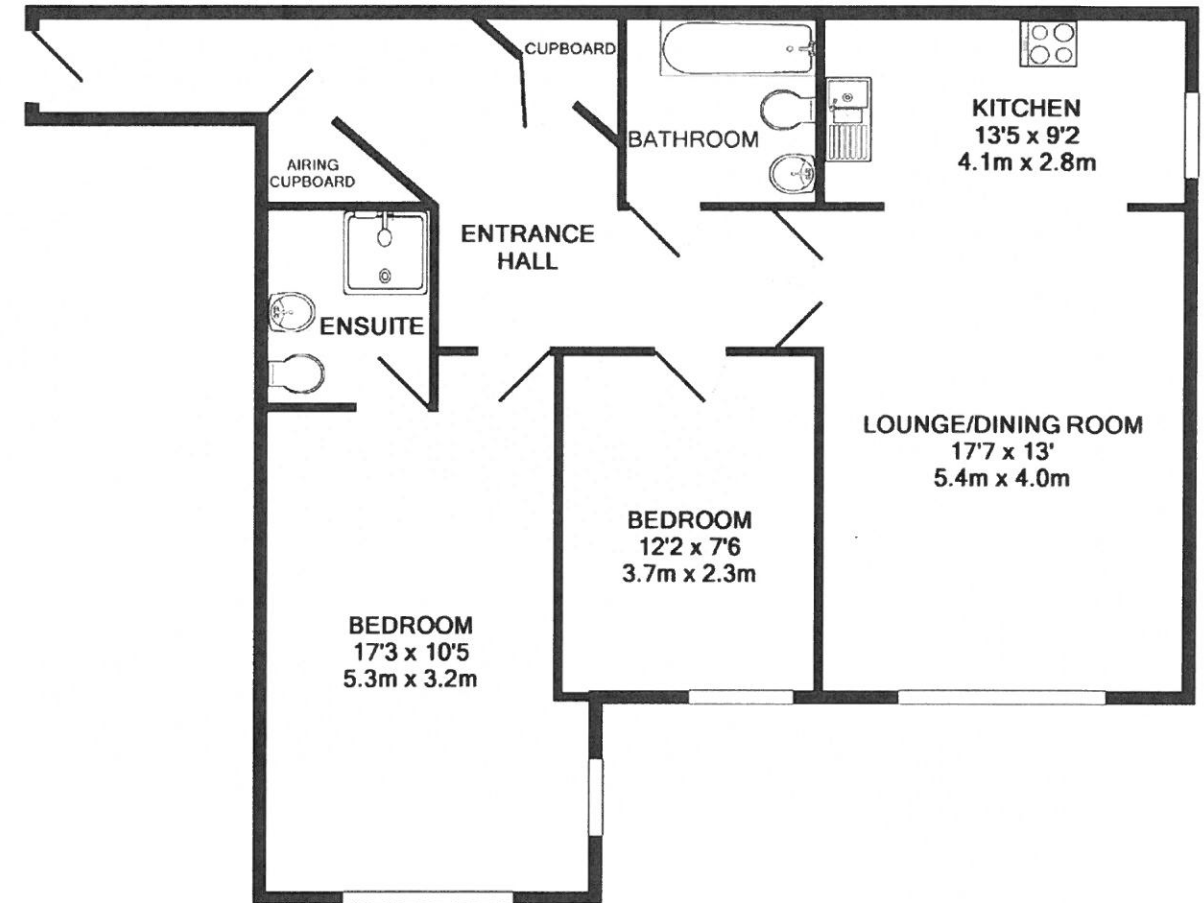
Outside

Secure underground allocated parking and communal gardens.

VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 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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