

Apartment 59, 283 Dorchester Court,  
London Road, Camberley, Surrey.  
GU15 3JJ.



**£200,000** Leasehold



A modern second floor two bedroom apartment conveniently situated within a short distance of Camberley town centre with a comprehensive range of shopping and leisure facilities and easy access to junction 4 of the M3 motorway. The accommodation comprises a spacious communal entrance hall with lift to all floors. Lounge/dining room, kitchen with appliances, two bedrooms, one having an en suite shower room and bathroom. The property has sealed unit double glazed windows and electric heating. Outside there are communal gardens and secure under ground parking. No onward chain.

E.P.C. B81



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-63)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.

Registered Office: 13 Claremont Avenue,  
Camberley, Surrey GU15 2DR  
Registered No. 8078018 England and Wales

[www.luffandwilkin.co.uk](http://www.luffandwilkin.co.uk)  
info@luffandwilkin.co.uk  
tel: 01252 838899 fax: 01252 838858  
1 Guildford Road, Camberley, Surrey, GU16 6NL

### Entrance Hall

Wall mounted electric heater, entry phone, built in coats cupboard, airing cupboard housing a `Megaflow` hot water tank, doors to all rooms.

### Lounge

15' 1" x 7' 9" (4.60m x 2.36m) Wall mounted electric heater, sealed unit double glazed window.

### Kitchen

10' 5" maximum x 7' 9" (3.17m x 2.36m) One and a half bowl sink unit with adjoining work tops, range of high and low level units in a light wood colour, built in ceramic hob with oven below and extractor hood over, space for washing machine and dish washer, built in fridge and freezer, wall mounted electric heater.

### Bedroom One

12' 6" excluding a deep recess x 9' 4" (3.81m x 2.84m) Wall mounted electric heater, sealed unit double glazed windows.

### En Suite Shower Room

White suite comprising of a tiled shower cubicle with a folding screen door, wash basin with cupboards below, low level w.c, ladder style heated towel rail, extractor fan.

### Bedroom Two

12' 7" x 7' 10" (3.84m x 2.18m) Wall mounted electric heater, sealed unit double glazed window.

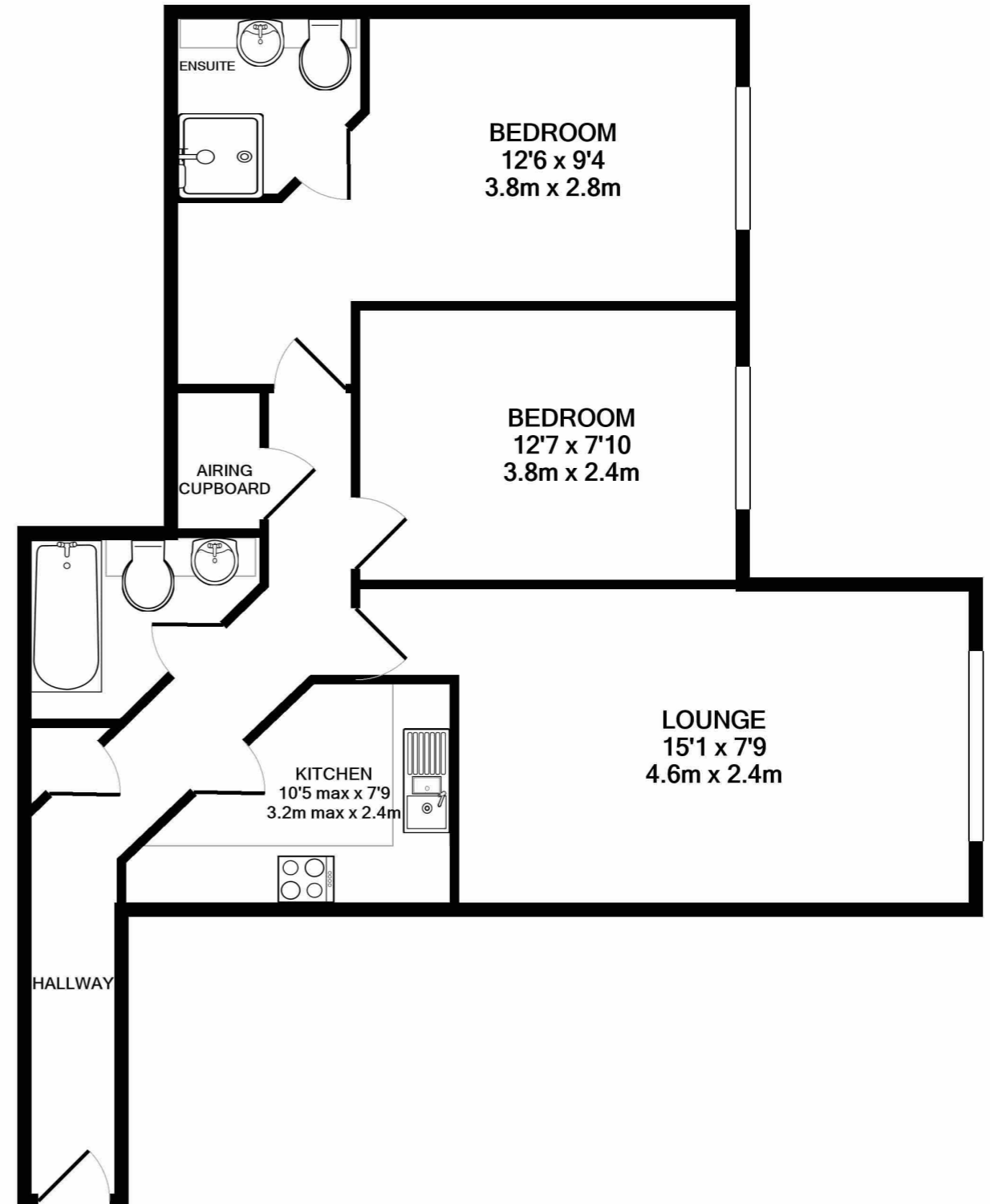
### Bathroom

Panelled bath with mixer tap and shower attachment with a tiled surround, low level w.c, wash basin with cupboards below, extractor fan, wall mounted electric heater.

### Outside

### Communal Gardens

### Secure Underground Parking



TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 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

Made with Metropix ©2020