

283 Apartment 51, Dorchester Court,
London Road, Camberley, Surrey.
GU15 3JJ.



£190,000 Leasehold



Luff & Wilkin Property Specialists are now in receipt of an offer for the sum of £195,010 for 51 Dorchester Court, London Road, Camberley GU15 3JJ. Anyone wishing to place an offer on this property should contact Luff & Wilkin of 1 Guildford Road, Frimley Green on 01252 838899 before exchange of contracts.

A modern first 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/kitchen with built-in and freestanding appliances, two bedrooms, one having an en suite shower room and separate bathroom. The property has sealed unit double glazed windows and electric heating. Outside there are communal gardens and secure under ground parking with an allocated parking space. No onward chain. EPC: B

The Property Ombudsman
APPROVED CODE
REGISTERED
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Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

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1 Guildford Road, Camberley, Surrey, GU16 6NL



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-63) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
78	78
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.

Ground Floor

Communal Entrance

Via a security entry system, the communal hall houses the post boxes for all apartments, stairs and a lift to all floors.

First Floor

Entrance Hall

Front door, wall mounted security entry phone, double opening doors to spacious storage cupboard also housing the hot water storage tank, doors to:

Living room

14' 11" x 14' 8" (4.55m x 4.47m) front aspect window, two wall mounted electric radiators, open plan to:

Kitchen

10' 0" x 7' 5" (3.05m x 2.26m) Range of wall and base units with work surfaces over, stainless steel one and one half drainer, single drainer sink, stainless steel Siemens oven, hob and extractor hood, space and plumbing for a dishwasher and a washing machine. built-in fridge/freezer, tiled splashbacks.

Bedroom 1

11' 11" x 10' 0" (3.63m x 3.05m) Front aspect window, wall mounted electric radiator, door to:

En-Suite Shower

Side aspect frosted window, shower cubicle with folding door and wall mounted shower, hand wash basin with storage below, concealed cistern wc, wall mounted ladder style towel rail, wall mounted strip light with shaver socket.

Bedroom 2

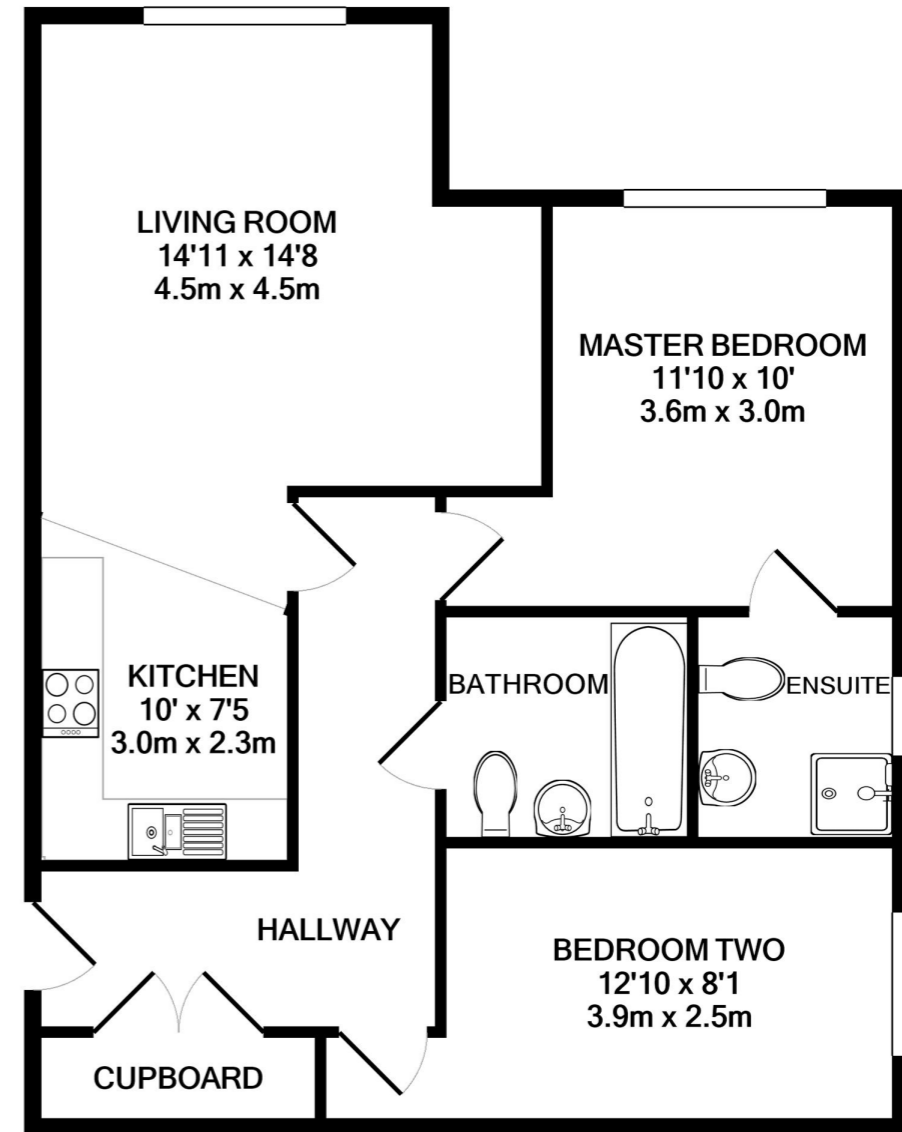
12' 10" x 8' 1" (3.91m x 2.46m) Side aspect window, wall mounted electric radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, hand wash basin with storage below, concealed cistern wc, wall mounted ladder style towel rail, wall mounted strip light with shaver socket.

Outside

Communal Gardens. Underground Parking with one allocated space.



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 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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