

# 7 Kings Apartments Gordon Crescent, CAMBERLEY, Surrey. GU15 2DX.



**£260,000** Leasehold



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>		
(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			
EU Directive 2002/91/EC		79	82
England, Scotland & Wales			

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>		
(55-68)	<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			
EU Directive 2002/91/EC		82	86
England, Scotland & Wales			



A two bedroom first floor apartment situated in one of Camberley's premier roads being within a short distance of the town centre and railway station. This spacious property has a lounge with an open plan kitchen with built in appliances, both bedrooms have built in wardrobes and the largest has an en suite shower room, there is also a bathroom. Outside there are well maintained communal gardens and allocated parking space. The property has sealed unit double glazed windows, gas fired central heating by radiators, a lift to all floors and a long lease of 980 years remaining. No onward chain.

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.



### First Floor Entrance Hall

Entry phone, cupboard housing a `Mega Flow` hot water tank, two built in storage cupboards, wood effect laminate floor, radiator.

### Double Aspect Lounge with open plan kitchen

10' 5" x 17' 0" (3.17m x 5.18m) Lounge Area. Double Radiator, sealed unit double glazed windows, wood effect laminate floor.

### Kitchen Area

8' 2" x 10' 5" (2.49m x 3.17m) One and a half bowl sink unit with adjoining work tops, range of wall and base mounted units, built in dish washer, washing machine and fridge/freezer. Built in gas hob with oven below and extractor hood over, wood effect laminate floor, part tiled walls, sealed unit double glazed window, cupboard housing a `Vaillant` gas fired central heating boiler.

### Bedroom One

10' 0" x 13' 3" (3.05m x 4.04m) Built in double and single wardrobe, sealed unit double glazed window, radiator.

### En Suite Shower Room

Fully tiled corner shower with sliding glazed screen, low level w.c, pedestal wash basin, ladder style heated towel rail, ceramic tiled floor, half tiled walls, shaver point, extractor fan.

### Bedroom Two

7' 9" x 13' 3" (2.36m x 4.04m) Double built in wardrobes, radiator, sealed unit double glazed window.

### Bathroom

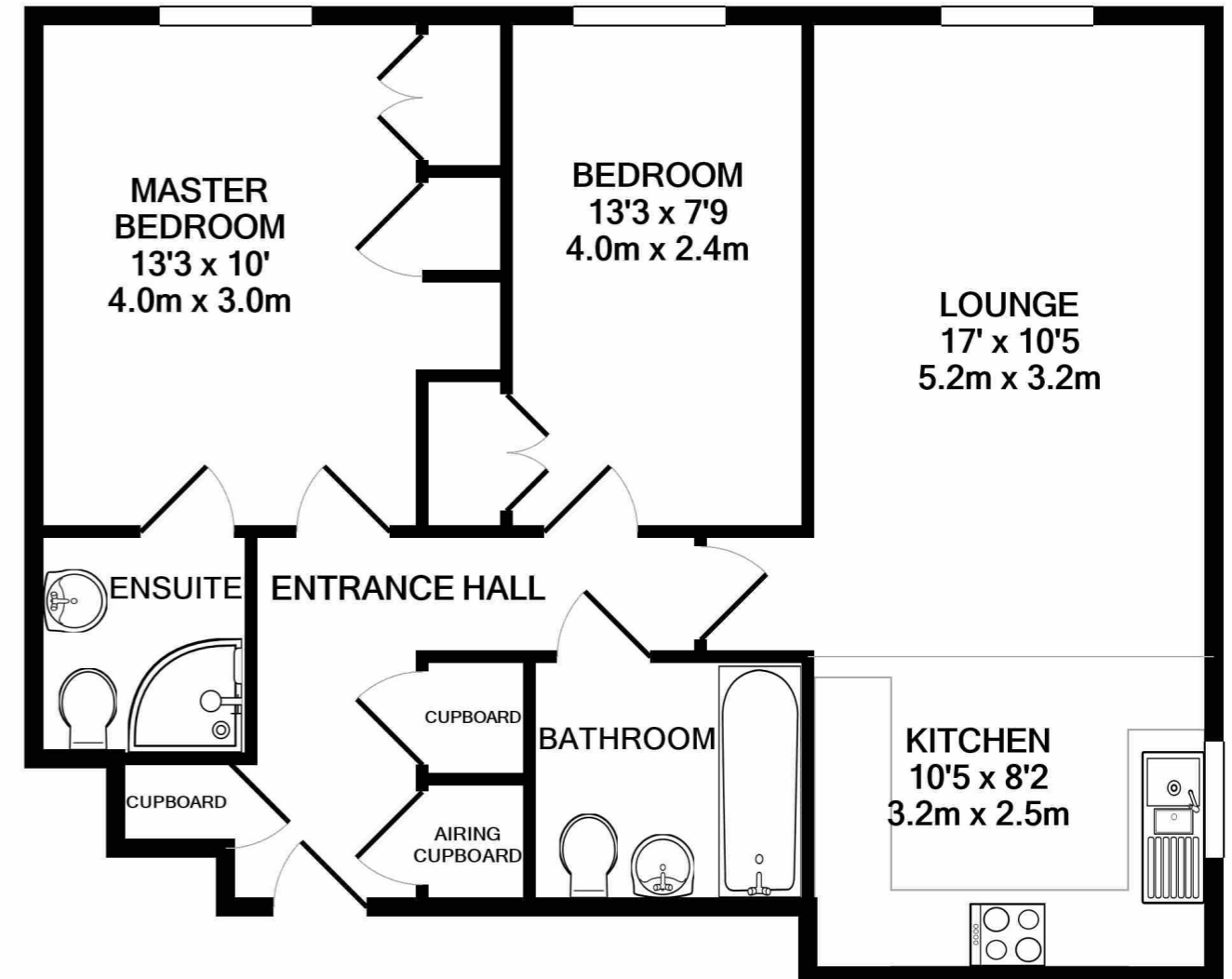
White suite comprising a panel enclosed bath with mixer tap and shower attachment with a fully tiled surround and a folding screen, low level w.c, pedestal wash basin, shaver point, ladder style heated towel rail, half tiled walls, extractor fan.

### Outside Communal Gardens

The well kept communal gardens are mainly situated at the rear of the property with lawns and patio area with pergola.

### Parking

Allocated parking bay.



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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