

Flat 71 Elmhurst Court, Heathcote Road, Camberley, Surrey. GU15 2HQ.



£207,500 Leasehold



Located within a short walk of Camberley town centre with its shops, eateries, entertainments and the railway station. This superbly presented 1st floor apartment is located in a modern gated development and benefits from a security entry system and a lift to all floors. The apartment has an open plan modern fitted kitchen with built-in appliances opening out onto the spacious living room, there is a double bedroom with built-in storage solutions and there is a bathroom. The property has double-glazed windows, under flooring heating, communal grounds and an allocated parking space.

EPC: B

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			
		82	82

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		86	86

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.

The Property Ombudsman
 APPROVED CODE
 REGISTERED OFFICE: 13 CLAREMONT AVENUE,
 CAMBERLEY, SURREY GU15 2DR
 REGISTERED NO. 8078018 ENGLAND AND WALES

www.luffandwilkin.co.uk
 info@luffandwilkin.co.uk
 tel: 01252 838899 fax: 01252 838858
 1 Guildford Road, Camberley, Surrey, GU16 6NL

Ground Floor

Communal Entrance

Security locked access door to hallway with stairs to all floors.

First Floor

Entrance Hall

3' 5" x 11' 3" (1.04m x 3.43m) Front door to entrance hall with wall mounted security entry phone, door to storage cupboard housing hot water storage tank, door to second storage cupboard, doors to:

Living room

11' 9" x 19' 5" (3.58m x 5.92m) Front aspect bay window, open plan to:

Kitchen

12' 0" x 6' 8" (3.66m x 2.03m) A range of wall and base units with work surfaces over, built-in stainless steel oven, hob and extractor hood with stainless steel splashback, single bowl single drainer stainless steel sink, built in Fridge/freezer, built-in washing machine, built-in dishwasher.

Bedroom

12' 8" x 11' 0" (3.86m x 3.35m) Front aspect window, built-in double wardrobe with sliding mirror doors.

Bathroom

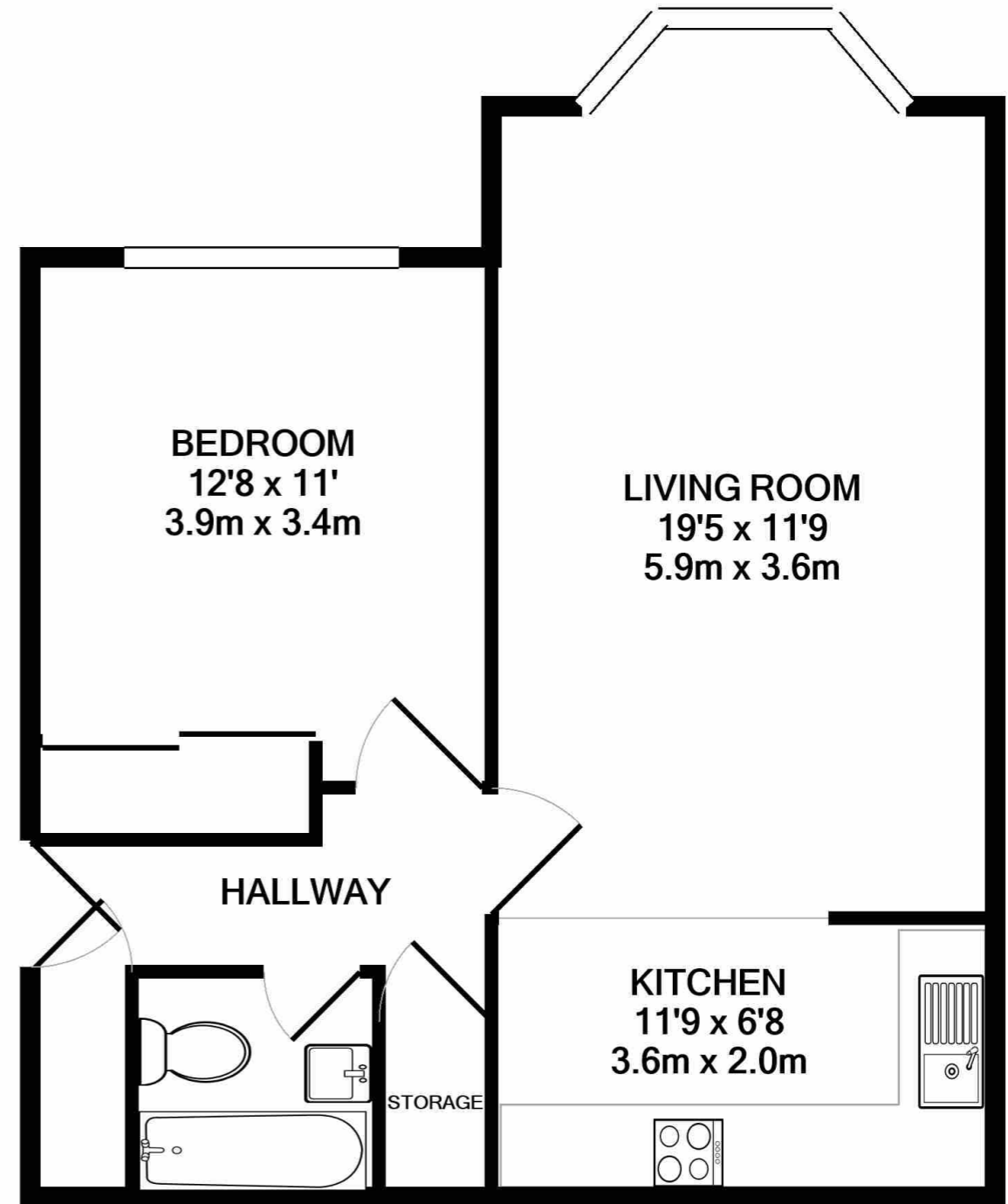
5' 4" x 6' 0" (1.63m x 1.83m) Panel enclosed bath with mixer tap, shower & shower screen, low level wc, pedestal wash basin, part tiled walls, tiled floor.

Outside

Communal grounds.

Parking

Allocated parking space.



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 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