

# 12 Townside Place, Camberley, Surrey. GU15 3HS.



**£235,000** Leasehold



A spacious first floor two bedroom apartment situated within walking distance of Camberley town centre. The property has a lounge/dining room, double aspect kitchen, two double bedrooms, bathroom and en suite shower room. The property also benefits from having gas fired central heating by radiators, sealed unit double glazed windows and allocated parking. NO ONWARD CHAIN.

Length of lease: TBA

EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	80	80
(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			
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.

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

## FIRST FLOOR

### Entrance Hall

Entry phone, radiator, built in shelved storage cupboard, further built in storage cupboard with hanging space.

### Lounge/Dining Room

16' 4" x 13' 6" (4.98m x 4.11m) Double radiator, sealed unit double glazed sash windows, TV aerial point, door to:

### Double Aspect Kitchen

10' 2" x 8' 0" (3.10m x 2.44m) 1½ bowl single drainer sink unit with cupboard and appliance space below, adjoining laminated working surfaces, range of high and low level units, built in 4 burner gas hob with oven below and pull-out extractor over, part tiled walls, wall mounted "Glow-Worm" gas fired boiler for the central heating and domestic hot water, sealed unit double glazed sash windows to the rear and side elevations, double radiator, space for fridge/freezer.

### Bedroom 1

12' 7" x 9' 9" (3.84m x 2.97m) Triple fitted wardrobe, double radiator, sealed unit double glazed sash window to the side elevation, door to:

### En Suite Shower Room

Tiled shower cubicle with tray and folding screen door, "Triton" shower unit, low flush wc with concealed cistern, wash basin enclosed in a vanity surround with cupboards below, fully tiled walls, shaver point, radiator.

### Bedroom 2

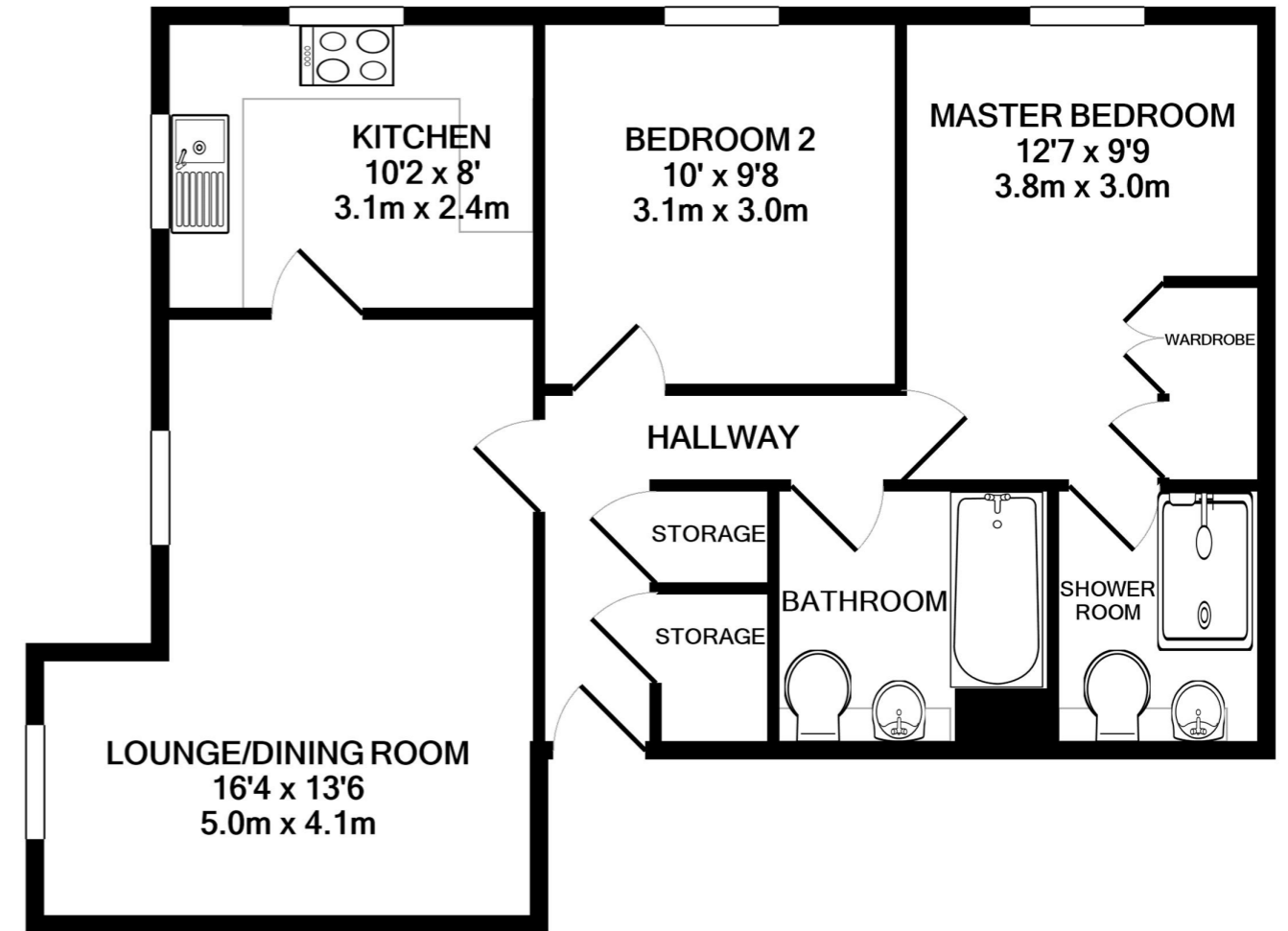
10' 0" x 9' 8" (3.05m x 2.95m) Double radiator, sealed unit double glazed sash window.

### Bathroom

Coloured suite comprising of a panelled bath with mixer tap and shower attachment, low flush wc with concealed cistern, wash hand basin enclosed in a vanity surround with cupboards below, fully tiled walls, radiator, extractor fan.

## OUTSIDE

### Communal gardens and allocated parking



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 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 ©2021