

Flat 5, The Laurels, 21 Portsmouth Road,
CAMBERLEY, Surrey. GU15 1LQ.



£295,000 Leasehold



A spacious and well presented first floor 2 double bedroom apartment situated in a secluded, non-estate location convenient to Camberley town centre, offering an excellent range of shopping and entertainment facilities and railway station. Frimley Park Hospital and access to the M3 motorway (junction 4) are also easily accessible.

The accommodation comprises two double bedrooms, family bathroom, en suite shower room off bedroom 1, double aspect lounge and kitchen/breakfast room. The property has gas fired central heating, sealed unit double glazed windows and a lift to all floors. The communal gardens are lightly wooded and there is allocated resident parking. No onward chain.

Lease: Approximately 109 years to run. EPC: B. Council Tax Band D (£2,163.21 per annum 2022/23)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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FIRST FLOOR

Entrance Hall

Door to entrance hall, radiator, entry phone, double built-in storage cupboard.

Lounge

16' 8" x 10' 7" (5.08m x 3.23m) Double aspect, double radiator, sealed unit double glazed windows to the side and rear elevations, coved ceiling, 3 wall light points.

Kitchen/Breakfast Room

12' 7" x 10' 10" (3.84m x 3.30m) 1½ bowl single drainer stainless steel sink unit with adjoining laminated working surfaces, excellent range of high and low level units including cupboards and drawers in a light wood colour. Built-in Neff 5 burner gas hob with extractor over, built-in oven and microwave, built-in dishwasher and washing machine. Wood effect laminate flooring, wall mounted Ariston gas fired boiler for the central heating and domestic hot water, part tiled walls, space for fridge/freezer, radiator, inset ceiling spot downlighters.

Bedroom 1

16' 8" x 10' 7" (5.08m x 3.23m) Double aspect radiator, double built-in wardrobe, sealed unit double glazed windows to the side and rear, coved ceiling.

En Suite Shower Room

Fully tiled double size shower cubicle with sliding screen door, shower unit, low flush wc, pedestal wash basin, extractor fan, medicine cabinet, ladder style heated towel rail, tiled floor.

Bedroom 2

10' 10" x 12' 3" (3.30m x 3.73m) Double wardrobe, radiator, coved ceiling, sealed unit double glazed window to the side.

Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment and a fully tiled surround, low flush wc, wash hand basin, medicine cabinet, ceramic tiled floor, extractor fan, inset ceiling spot downlighters, ladder style heated towel rail.

OUTSIDE

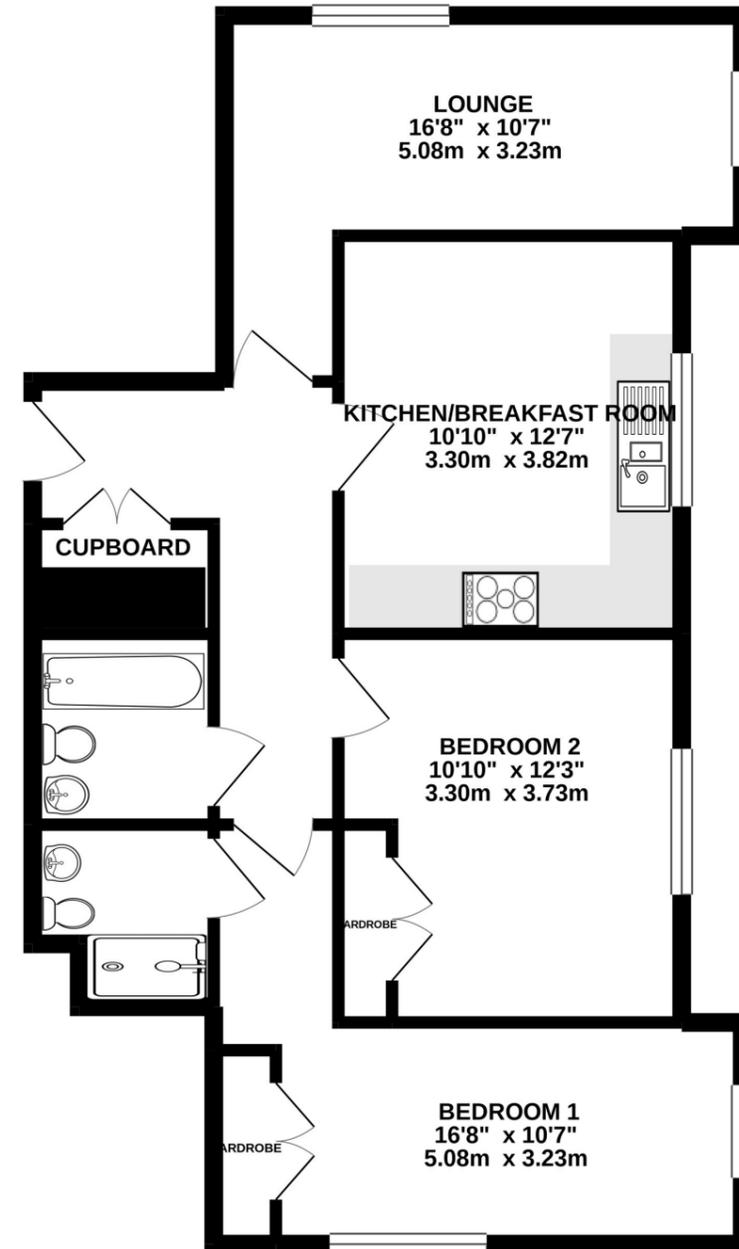
Parking

Allocated resident parking and visitor parking.

Communal Gardens

Partly wooded with lawns.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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