

40 Kingswood Close, Camberley, Surrey. GU15 4BH.



£230,000 Leasehold



A spacious two double bedroom first floor apartment with views over its well kept communal gardens. The accommodation comprises of a lounge/dining room with 'Juliet' balcony, kitchen, two double bedrooms, en suite shower room and bathroom. The property further benefits from having sealed unit double glazed windows, electric convactor heating and there is an allocated parking space together with visitor spaces. Kingswood Close is situated in a cul de sac with easy access to both Camberley town centre and Bagshot, both with railway stations and easy access to Junctions 3 and 4 of the M3 motorway.

Length of lease: 150 years from 2005 (134 years remaining)

NO ONWARD CHAIN EPC: B



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		81	86

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

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

With entry phone, wall mounted convector heater, airing cupboard housing a hot water cylinder and shelf, built-in storage cupboard.

Lounge/Dining Room

14' 2" x 14' 0" (4.32m x 4.27m) Wall mounted convector heater, sealed unit double glazed double doors with 'Juliet' balcony, TV aerial point, double doors to:

Kitchen

12' 8" x 5' 0" (3.86m x 1.52m) Single drainer stainless steel sink unit with cupboard and appliance space below, laminated working surfaces, 4 plate Hotpoint cooking hob with pull-out extractor over and oven below, space for fridge/freezer, high and low level units in white, space and plumbing for dishwasher and washing machine, part tiled walls, inset ceiling spot downlighters.

Bedroom 1

11' 6" x 10' 9" (3.51m x 3.28m) Sealed unit double glazed window to the rear, door to:

En-suite Shower Room

White suite comprising of a fully tiled shower cubicle with sliding screen door, low flush wc, pedestal wash basin, extractor fan, Dimplex wall mounted fan heater.

Bedroom 2

9' 1" x 10' 5" (2.77m x 3.17m) Wall mounted Dimplex heater, sealed unit double glazed windows to the rear overlooking open space.

Bathroom

White suite comprising of a panelled bath, separate shower unit with a fully tiled surround and glazed screen, low level wc, pedestal wash basin, wall mounted warm air heater, extractor fan, inset ceiling spot downlighters.

OUTSIDE

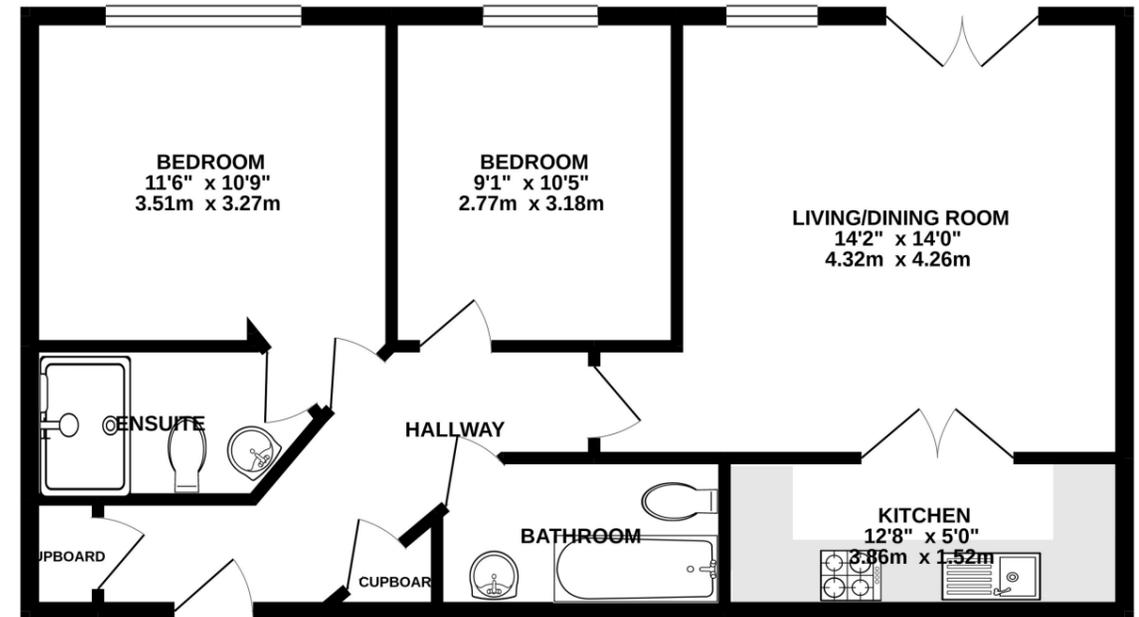
Communal Grounds

To the rear of the building are pleasant communal gardens with lawns and trees.

Parking

Allocated parking space with further visitor spaces.

GROUND FLOOR 655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.

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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