

9 West Point, 30 Upper Gordon Road,
Camberley, Surrey. GU15 2HN.



£220,000 Leasehold



A very well presented second floor apartment, having been recently redecorated, situated in a sought after road within half a mile of Camberley town centre and railway station. The spacious accommodation comprises a 16' lounge/diner, a modern refitted kitchen, two double bedrooms and bathroom. Further benefits include double-glazed windows, electric heating, garage in a block, ground floor storage, communal gardens and parking.

An ideal purchase for first time buyers or as an investment purchase.

Extended lease terms agreed (to expire June 2161). No onward chain.

EPC: E

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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	49	52
(21-38)	F		
(1-20)	G		
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.

GROUND FLOOR

Communal Entrance

Lockable storage cupboard, stairs to second floor.

SECOND FLOOR

Entrance Hallway

Front door to entrance hallway. Door to cupboard housing hot water storage tank, door to cupboard housing electric meters and fuse board, further storage cupboard. Doors to all rooms.

Double Aspect Lounge/Diner

16' 4" x 12' 0" (4.98m x 3.66m) Rear and side aspect windows, two wall mounted electric heaters, twin central ceiling lights, ceiling mounted smoke alarm.

Kitchen

11' 4" x 7' 5" (3.45m x 2.26m) Side aspect window, range of built-in wall and base units with wood-effect work surface over, built-in stainless steel oven, electric hob above and stainless steel extractor hood, stainless steel circular sink with mixer tap, circular drainer. Space and plumbing for washing machine, space for upright fridge/freezer, part tiled walls, ceiling mounted spotlight track with four spotlights.

Bedroom 1

11' 5" x 10' 10" (3.48m x 3.30m) Front aspect window, double doors to built-in wardrobe with shelving and hanging rail, wall mounted electric radiator.

Bedroom 2

10' 5" x 8' 3" (3.17m x 2.51m) Front aspect window, double doors to built-in wardrobe with shelving and hanging rail.

Bathroom

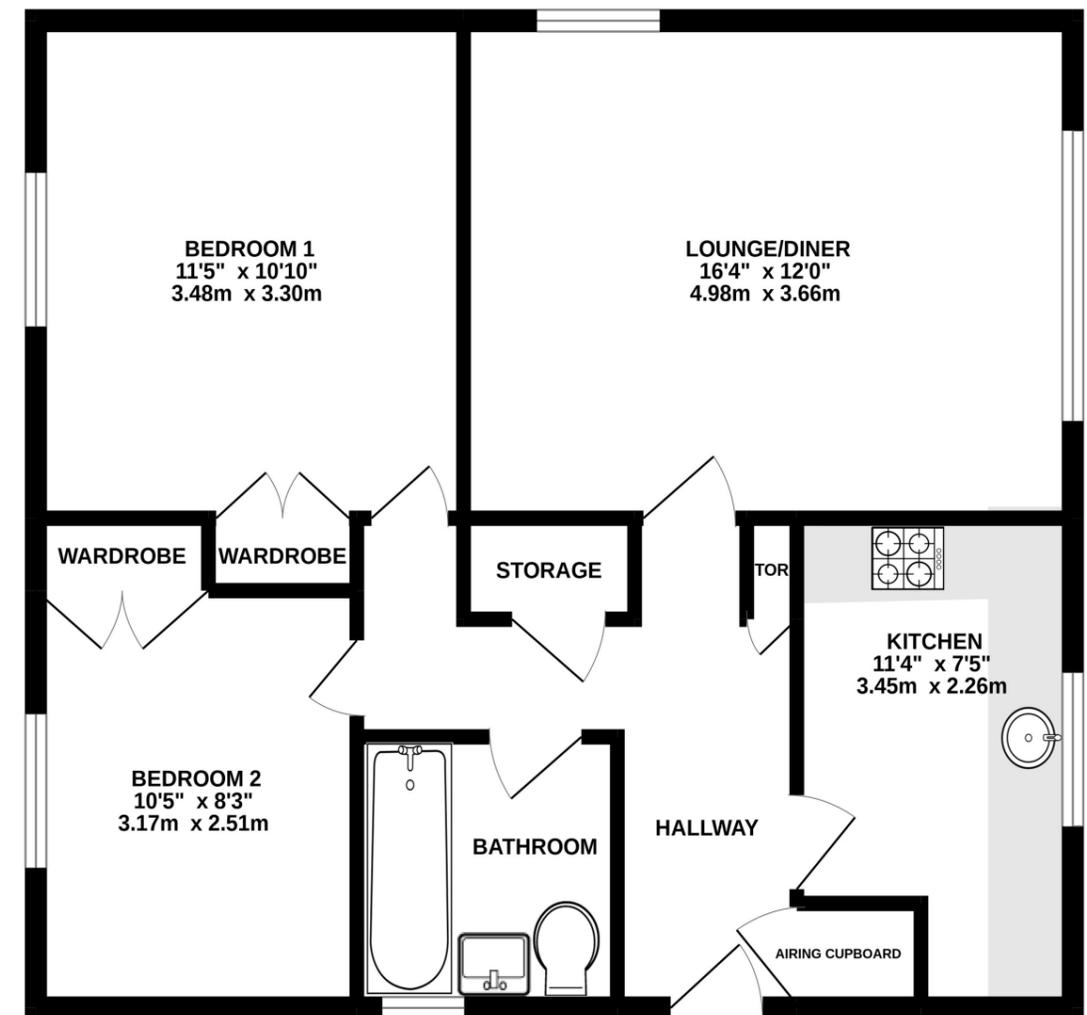
Rear aspect frosted window, panel enclosed bath with mixer tap and shower attachment, wall mounted electric shower, folding glass screen, pedestal hand wash basin, low level wc, wall mounted heated towel rail, part tiled walls, central ceiling light.

OUTSIDE

Communal Gardens

Garage in block

GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.3 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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