

8 Shelley Court, Camberley, Surrey.
GU15 2JD.



£199,950 Share of Freehold



A modern one bedroom ground floor apartment representing an ideal first time or investment purchase situated within walking distance of Camberley town centre offering a wide range of shopping facilities and eateries together with a railway station and sports centre. The property is offered in good decorative order and the accommodation comprises of a double bedroom with wardrobes, lounge/dining room with a bathroom and an open plan kitchen. The property has electric ceiling heating and there is a long lease with a share of the freehold interest.

Outside there are communal gardens and permit parking for two. No onward chain.

EPC: C Council Tax band: C - £1922.86pa (2022/23) Length of lease: 960 years (approx.) Maintenance Inc Ground Rent: £1150pa.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

Entrance Hall

Built in storage cupboard, security entry phone.

Lounge/Dining Room

14' 7" maximum x 16' 5" (4.45m x 5.00m) Sealed unit double glazed windows. Arch to:

Kitchen

5' 9" x 7' 9" (1.75m x 2.36m) Single drainer sink unit with adjoining laminated work tops, range of wall and base mounted units in white, space for fridge/freezer and washing machine, electric cooker, sealed unit double glazed window.

Bedroom

9' 6" x 10' 2" (2.90m x 3.10m) Range of fitted wardrobes, airing cupboard housing a lagged copper tank with slatted shelves, sealed unit double glazed windows.

Bathroom

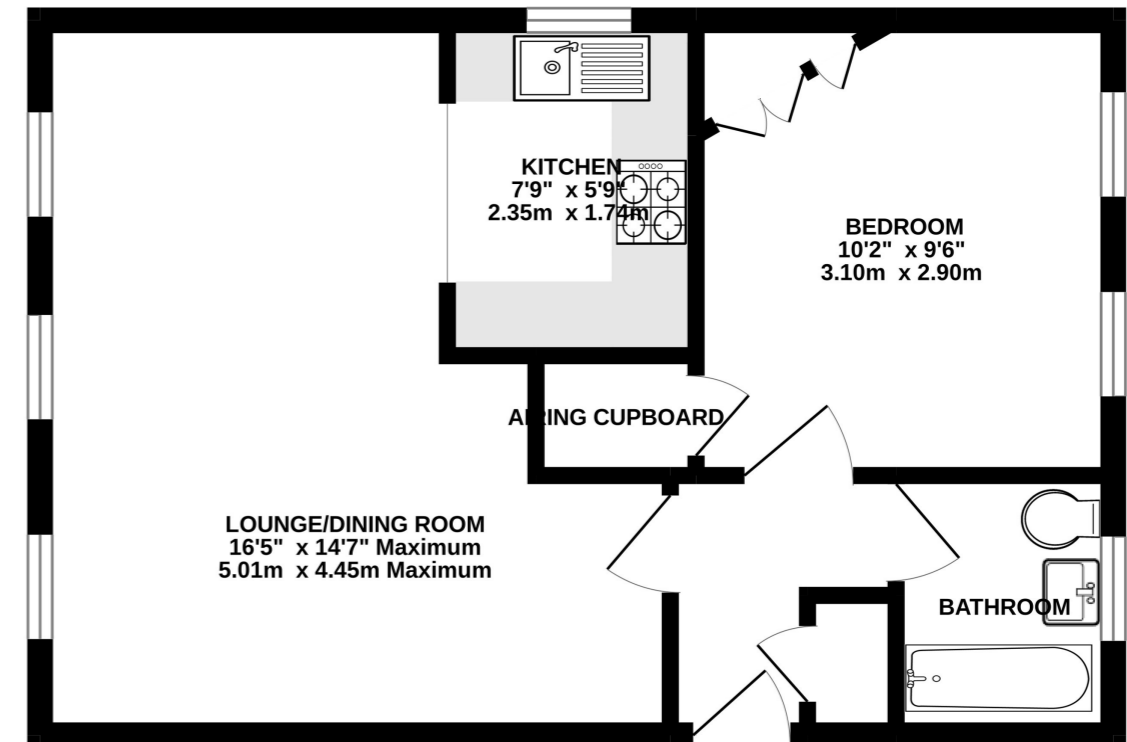
White suite comprising of a panel bath with a separate electric shower with a tiled surround and glazed screen, wash basin with cupboard below, low level wc. extactor fan, sealed unit double glazed window, shaver point.

Outside

Communal Gardens

Permit parking for two vehicles.

GROUND FLOOR 405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 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.
Made with Metropix ©2022