

# 40 Upper Gordon Road Camberley, GU15 2HP



£190,000 Share of Freehold



- Ground floor apartment
- Ideal first time or investment purchase
- Communal gardens
- Sealed unit double glazing
- No onward chain

- One double bedroom
- Long lease - approx. 140 years left
- Walking distance of Camberley town centre & railway station
- Gas fired radiator central heating



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# Summary

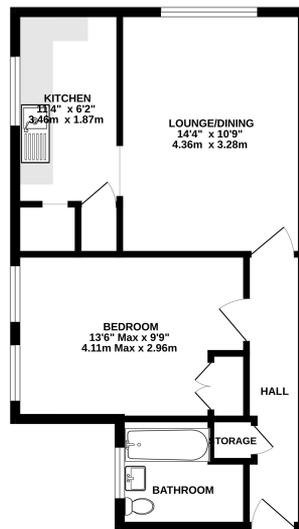
A conveniently situated one bedroom ground floor apartment representing an ideal first time or investment purchase. Entrance hall with a deep built-in coats cupboard, lounge/dining room, kitchen with light wood coloured units and ample appliance space, built-in shelved storage cupboard with boiler, and a further shelved storage cupboard. The double bedroom has a double built-in wardrobe and further free standing wardrobes with shelving and hanging space. The bathroom has a white suite with a separate shower unit and a fully tiled surround. The property has double glazed windows and gas fired central heating with a modern Glow Worm gas fired boiler. Outside there are well kept communal gardens, a car port and further permit parking. No onward chain.

EPC Rating: D | Council Tax band C: £2,175.25 p.a. (2025/26) | Service charge: £1,000 p.a. + Insurance | Ground Rent: Nil | Lease: 199 years from 1966 (140 years left to run)

Location: The property is within walking distance of Camberley town centre with its comprehensive range of shopping and sporting facilities together with a range of fine eateries, sports complex with swimming pool, and railway station.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA - 474 sq.ft. (44.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and all other items are approximate and it is recommended to take any own, or professional, measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.  
Made with MyHome 5.0.0.2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(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.