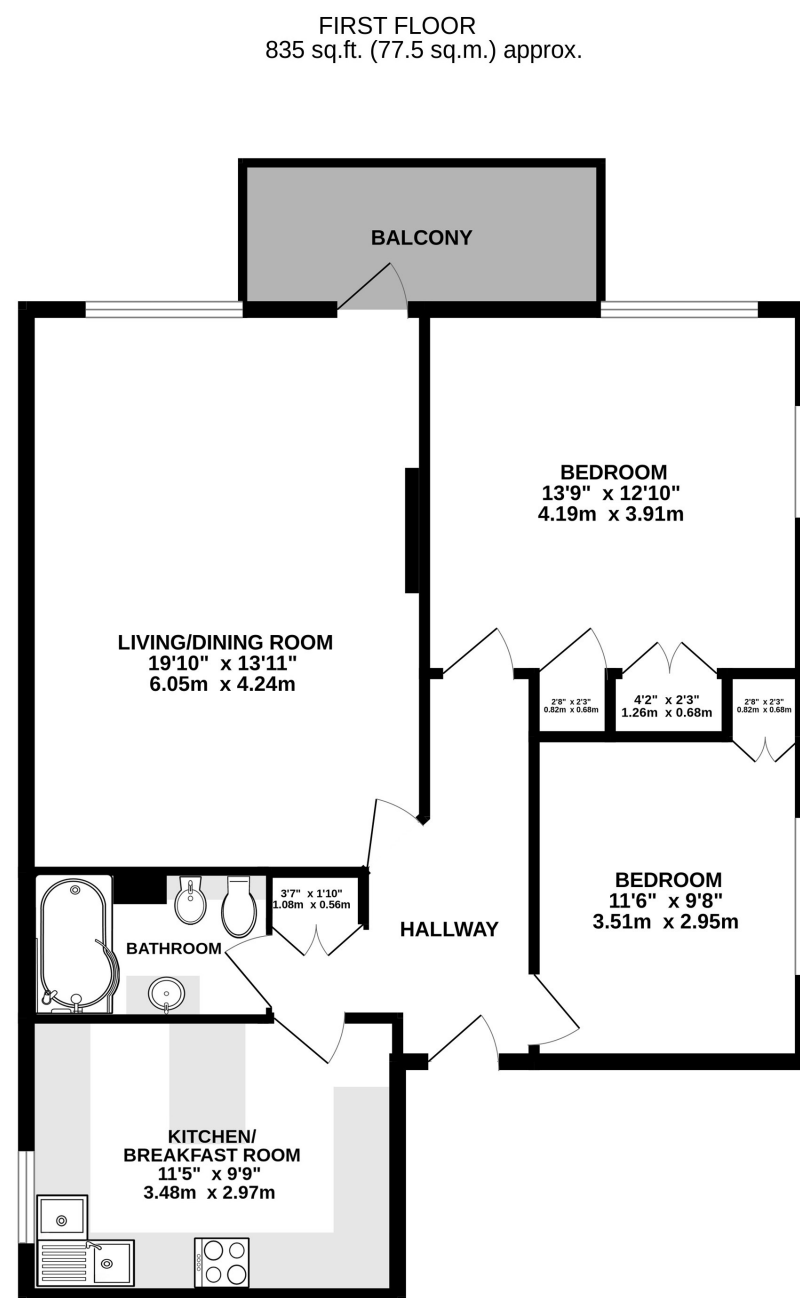


Flat 16, The Manor House, Portesbery Hill Drive Camberley, GU15 3TP



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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£298,000 Share of Freehold



- First floor apartment
- Private balcony
- Located in a small cul de sac
- Residents' parking
- Gas central heating
- Two bedrooms
- Share of the Freehold
- Garage in nearby block
- No onward chain
- Well maintained communal gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
Registered No: 8078018



luffandwilkin.com
info@luffandwilkin.co.uk
Tel: 01252 838899
1 Guildford Road, Frimley Green, Surrey GU16 6NL



The Property

Offered for sale with no onward chain is this well presented, two bedroom first floor apartment, located in a small cul-de-sac within walking distance of Camberley town centre. The property boasts a generous sized living room with private balcony overlooking the delightful gardens and grounds. The kitchen is well appointed with an excellent range of base and high level units with many built-in appliances and a useful breakfast bar. There are two double bedrooms, both having a comprehensive range of bedroom furniture with wardrobes, as well further cupboards and drawers. The bathroom is also well appointed and features a modern white suite with shower/bath, separate overhead shower, inset hand wash basin, low level WC and bidet. Outside, the building is surrounded by mature and well maintained gardens and grounds with residents' parking as well as a garage in a nearby block. The property includes a share of the freehold, benefits from double glazing and gas central heating.

EPC: C | Council Tax Band D: £2,562.00 | Maintenance: Currently £895 (for 6 months) | Lease: 999 years from December 1982 (955 years remaining)

Location

This property is situated just under 1 mile from the town centre of Camberley, offering a wide variety shops, restaurants, cafés, public houses and The Atrium complex with a nine screen cinema, bowling alley. Well respected schools including Heather Ridge Infant and Junior school, Crawley Ridge Infants & Junior School and Collingwood College and Kings International College are all within easy reach. Junctions 3 & 4 of the M3 motorway can be found in Frimley and Bagshot. Camberley has its own train station with access to London and the main line railway station with fast trains to Waterloo can be found in Farnborough.