



St. Michaels Road | Camberley | | GU15 3LS

Price Guide £225,000 Leasehold

Waterford's W
Residential Sales & Lettings

St. Michaels Road | Camberley
| GU15 3LS
Price Guide £225,000

This well proportioned first floor maisonette has two double bedrooms and the living accommodation has a good sized living room and a separate kitchen. The property has its own private garden. No onward chain.

- 2 double bedrooms
- Refitted bathroom
- Modern kitchen
- Balcony
- Private garden
- No onward chain
- Cul-de-dac
- 1st floor maisonette

Accommodation

This well proportioned first floor maisonette has a private front door to the entrance lobby and stairs lead to the spacious landing with a storage cupboard and a casement door to a balcony. The living/dining room has a feature fireplace and is adjacent to the kitchen fitted with a range of cabinets and views towards the garden. The two double bedrooms has built-in cupboards and served by a refitted bathroom.

Service Charge and Ground rent -£36 pcm
Lease remaining 171 years



Private garden



Outside

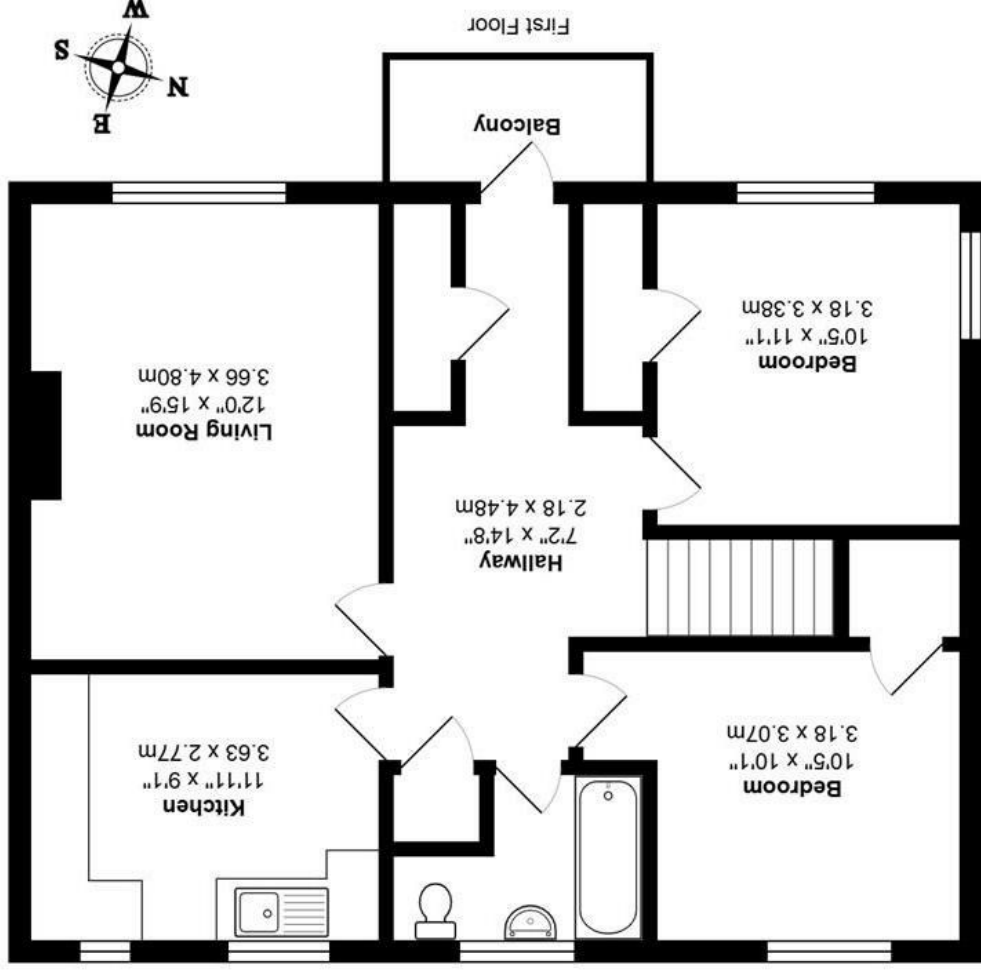
The property is approached by a timber gate to a shingle and concrete pathway to the front door. The pathway continues to the rear and accesses the private garden which is laid to lawn and enclosed by fencing, a brick built shed provides useful storage. Subject to the necessary consents, a driveway could be created to the front to provide parking for two cars.

Location

Located within easy reach of Camberley Town Centre with highly regarded schools just a short distance away as well as many popular leisure facilities such as Camberley Leisure Centre and Watchetts Park. The property is conveniently located for the A30, High Street and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. commuting via car is also easy from this property with the M3 and M4 located a short drive away.



St Michaels Road, Camberley, GU15 3LS



Total Area: 817 ft² ... 75.9 m² (excluding balcony)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Target
77	68

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (69-80)
G (1-20)	A (92-100)

27 High Street
 Camberley
 Surrey
 GU15 3RB
 01276 66566
 mberley@waterfords.co.uk