



APARTMENT ONE, LONDON ROAD, GU15

KIER CHARLES

SURREY • BERKSHIRE • HANTS

APARTMENT ONE, LONDON ROAD, GU15

Accessed via its own private lawned garden and front door, this lovely ground floor apartment feels spacious and open as soon as you step out of the hallway and into the newly refurbished open plan living/dining area. The 14ft high ceilings and original mouldings give it a feeling of traditional grandeur, but the stylish décor and deep navy shaker style kitchen means that it feels fresh and contemporary too. The apartment has been tastefully decorated throughout in Farrow & Ball neutral colours ensuring that it is fully ready for its new owner to move in and make their own mark. The main bathroom and master ensuite have been completely refitted with period bathroom suites to suit the property and a new boiler means that it's efficient and compact. Underfloor heating in the main living space feels luxurious underfoot and keeps the room at a cosy temperature despite the high ceilings and French doors. For chillier days, there's a woodburning stove and on warmer days, the French doors allow immediate access to a private decked area and garden.

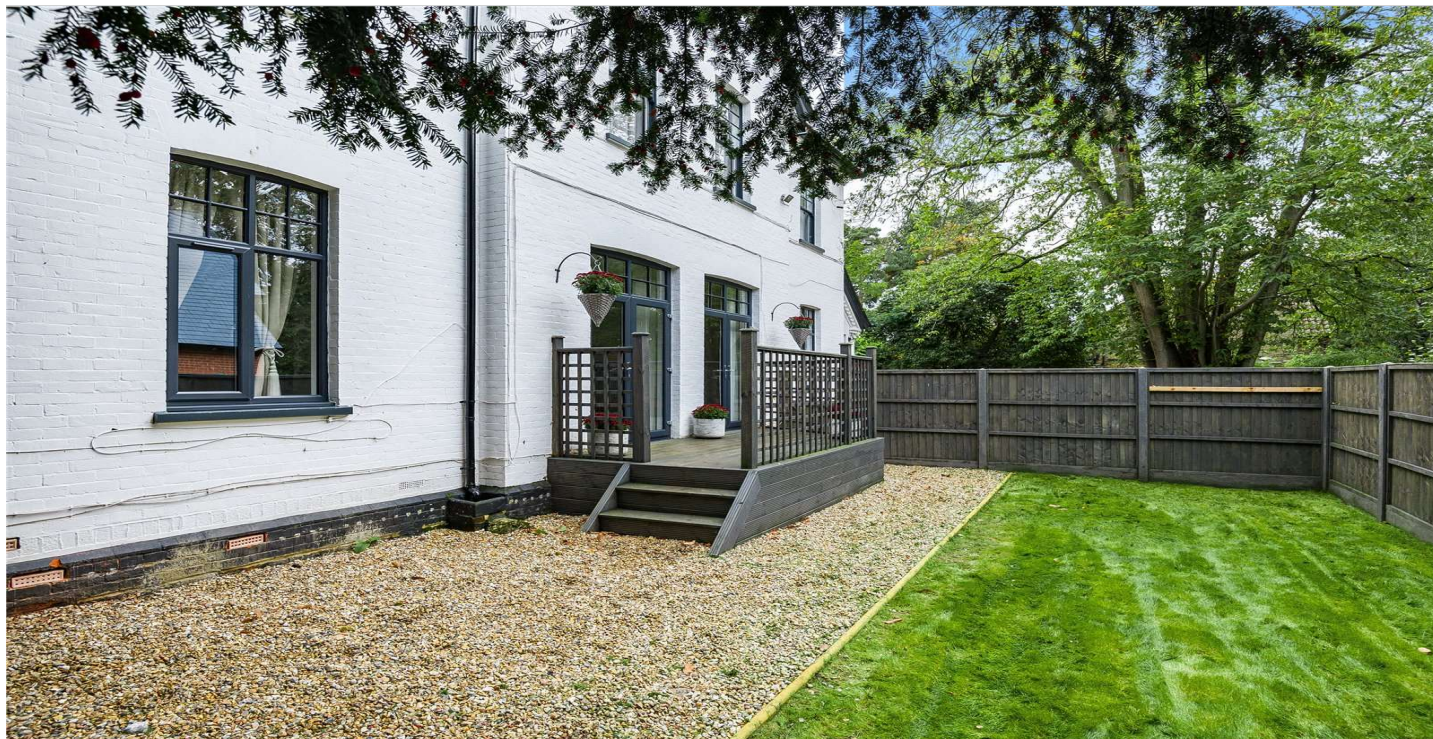
In 2018, the apartment was fully rewired, replumbed and refurbished to include new double glazed windows and doors. It also comes with a private single garage, parking for 2 cars and a workshop area above the garage that could be converted into home office or hobby space.

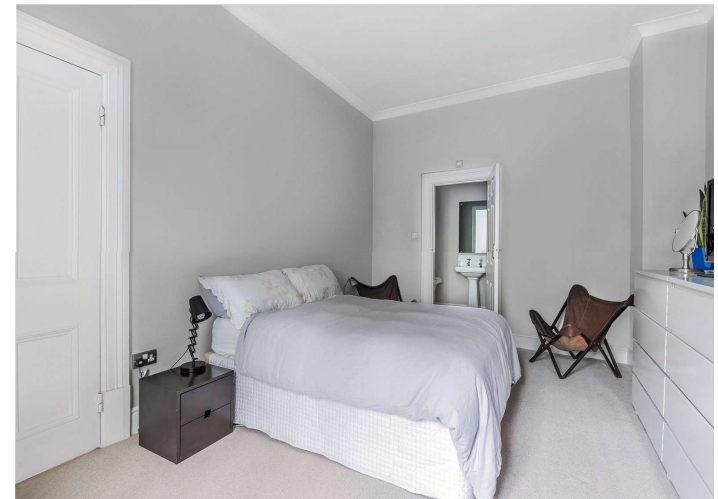
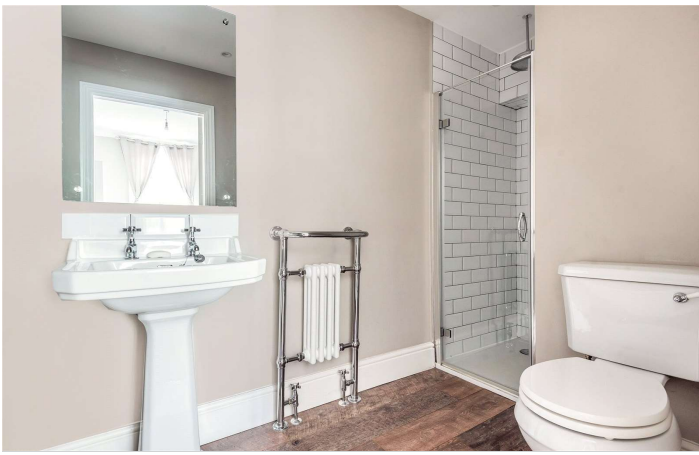
To fully appreciate this outstanding property a personal tour with Kier is recommended.

- **999 YEAR LEASE**
- **SERVICE CHARGE £60 PY**
- **GROUND RENT £150 PY**
- **3 BEDROOMS, 2 BATHROOMS**
- **PRIVATE ENTRANCE AND GARDEN**
- **PERIOD FEATURES**
- **SINGLE CAR GARAGE AND 2 FURTHER PARKING SPACES**
- **WORKSHOP SPACE ABOVE GARAGE**

PROPERTY INFORMATION

Postcode	GU15 3UQ
Tenure	Leasehold approximately 998years
Price	£450,000
Viewing	By appointment with Kier Charles



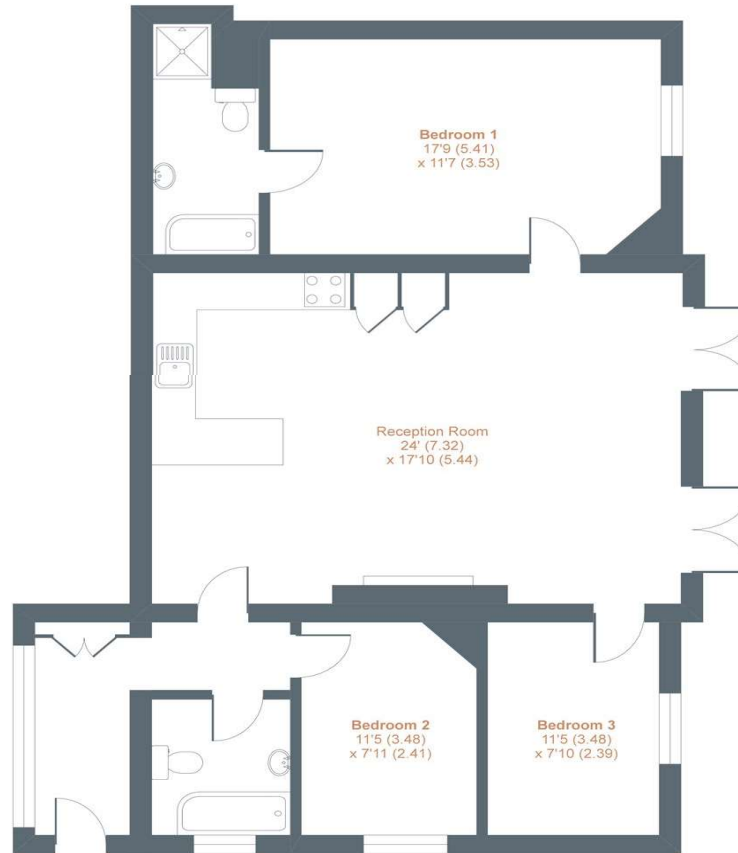




London Road, Camberley, GU15

Approximate Area = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kier Charles Property Services Limited. REF: 659863



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