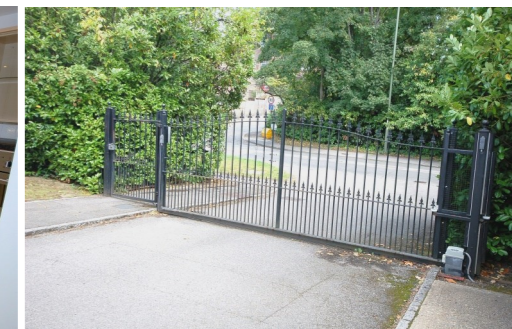


Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Crawley Rise, 18 Portsmouth Road, Camberley, Surrey, GU15 1JX

No Onward Chain £350,000

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C



Howlands Sales & Lettings Ltd, 35 High Street, Bagshot, Surrey, GU19 5AF

Tel: 01276 477298 E-mail: info@howlands-property.co.uk

Registered in England & Wales. Company No: 08425452

VAT Registration No: 104 9669 02

Registered Office Address: 125 High Street, Odiham, Hook, Hampshire, RG29 1LA





A communal entrance with entry phone system and post boxes, hallway leads to the front door to;

ENTRANCE HALL: Entry phone system, radiator, storage cupboard with fuse box, airing cupboard with Megaflow hot water tank and heating programmer.

LIVING ROOM: 19'6 max x 3.50m (5.95m x 3.50m). Plain ceiling with coving, wall lights, two radiators, two double glazed windows and French style patio doors to a private patio, electric fire with imitation coals and marble stone surround, down lighting.

SPACIOUS KITCHEN/DINING ROOM: 13'1 x 12'3 max (4.30m x 3.75m max). Extensive range of base and wall cupboards, worktops with tiled splash backs, stainless steel sink with mixer tap, double glazed window, down lighting, wall mounted Ideal Classic gas fired boiler for heating, under unit lighting, built-in Baumatic



appliances including a fridge, freezer, washing machine, dishwasher, double oven, four ring gas hob, stainless steel hood extractor, ample space for a dining table.

BEDROOM ONE: 19'6 max x 13'3 max (5.95m x 4.05m). An excellent size double bedroom with radiator, wide double glazed window, built-in wardrobes along one wall with hanging and shelf storage space, door to;

ENSUITE SHOWER ROOM: Low level WC, wash basin, display shelf, radiator, down lighting, half tiled walls, shower cubicle with wall mounted shower unit, extractor,

BEDROOM TWO: 12'2 x 9'6 (3.72m x 2.90m). A double bedroom with double glazed window, radiator, coving.

SPACIOUS LUXURY BATHROOM: 11'1 x 9'4 (3.40m x 2.85m). A white suite with panel enclosed bath with

hand shower, low level WC, half tiled walls, wash hand basin, vinyl flooring, electric shaver point, down lighting, shower cubicle with wall mounted shower nit, towel radiator

OUTSIDE:

ATTRACTIVE COMMUNAL GARDENS: Well maintained by the managing agents with large area of lawn, mature hedging, flower and shrub borders.

GARAGE: Up and over door, light and power.

PARKING: There are residents parking spaces.

** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

** Although these details are believed to be correct,*



they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.

** Electrical and gas appliances are not tested.*

** Sizes given are maximum approximate dimensions.*

PROPERTY KEY FACTS:

Tenure: Leasehold
Current Ground: £250 pa
Current Service Charge: £1,350 pa
Building Insurance: £506 pa
Term Remaining: Approx. 104 Years

Council Tax
Council Tax band: C (Payable (23/24 £1985.65)
Local Authority: Surrey Heath Borough Council



*** NO ONWARD CHAIN *** A quality and spacious ground floor apartment of 1,130 sq. feet (105 sq. metres) offered for sale with no onward chain complications. Crawley Rise is well maintained by the managing agents with electric gates and large and attractive well maintained communal gardens. Comprising a spacious entrance hall with storage cupboard, lounge with French style door to a small private patio area and lovely views of the communal gardens. There is a large and well equipped kitchen/dining room with quality Baumatic appliances. An excellent size double bedroom one with built-in wardrobes and a luxury ensuite shower room, a second double bedroom and a large luxury white suite bathroom. The property benefits from a single garage and there are residence parking spaces. Viewing is recommended!

LOCAL INFORMATION: Camberley town centre is within a short distance with its modern shopping centre, railway station, pubs, restaurants and amenities. The area also provides excellent car access onto the M3 motorway (junction 4) and the Blackwater Valley Road (A331) for access to the A3(portsmouth Road), Guildford, Reading, London and the South Coast.

