



TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	60	65
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	70	75
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		





This top floor apartment was built along with 13 other generously spaced apartments over three floors, accessed via the well maintained and recently decorated, communal entrance hall. The spacious, internal accommodation is kept in immaculate condition by the current owner and benefits from good natural light.

Features of the property include; gas central heating, three-piece white bathroom suite, direct access onto the communal gardens, and UPVC double glazing. The kitchen has a built-in four ring gas hob, electric oven.

There is allocated parking for one car and ample on-street parking for extra vehicles and guests. An outbuilding provides communal bin storage and locked bike shed facilities. To the rear of the property, there is a communal garden measuring 76ft x 22ft which is sheltered from the railway line by trees and fencing.

The small cul-de-sac is within short walking distance to Blackwater train station, river, village shops, pubs, and other facilities. It is also within close proximity to the M3 motorway, Camberley town center, and The Meadows shopping center.



ROOM DESCRIPTIONS

First Floor

Entrance Hall

Fitted carpet. Storage cupboard. Intercom system. Access to the bedroom, lounge and bathroom

Living Room

4m x 3.4m (13' 1" x 11' 2")

Fitted carpet, bay window providing garden views. Under floor heating. Access to the kitchen.

Kitchen

2.8m x 2m (9' 2" x 6' 7")

Fitted with a range of wall and base units with worktops over and tiled splashbacks. Sink and drainer. Large overhead window providing lots of natural light. Built in electric hob and oven with extractor. Space for washing machine and fridge/freezer.

Bedroom

2.7m x 2.6m (8' 10" x 8' 6")

Fitted carpet, under floor heating, window with views towards the garden. Built in wardrobe and radiators.

Bathroom

Tiled walls and floor. Combined bath and shower, wash hand basin with storage cupboard above, wc and heated towel rail.

Outside

Garden & Parking

Well kept communal grounds directly accessible from living room. Allocated parking space.

