



ESTATE AGENTS



Tekels Court, Tekels Park, Camberley, Surrey, GU15 2LF

Offers in excess of £525,000

# Tekels Court, Tekels Park, Camberley, Surrey, GU15 2LF

This beautifully presented, two bedroom ground floor flat is located in the highly sought after Tekels Park, close to Camberley town centre with a wide range of shops and restaurants.

The property comprises two double bedrooms, modern bathroom and an open plan living room/kitchen.

The living room/kitchen is a bright space with doors leading straight to the communal gardens. The kitchen has a range of fitted units with a central island. Both bedrooms are of good size and benefit from built in storage. The bathroom comprises a bath, wc and wash hand basin.

The property further benefits from two allocated parking spaces.

Share of freehold:

Pets allowed: No

Annual Service Charges: TBC

Service Charge Review Period: TBC

Annual Ground Rent: N/A

Ground Rent Review Period: N/A

Years Remaining on Lease: 250 years from 24.08.2023

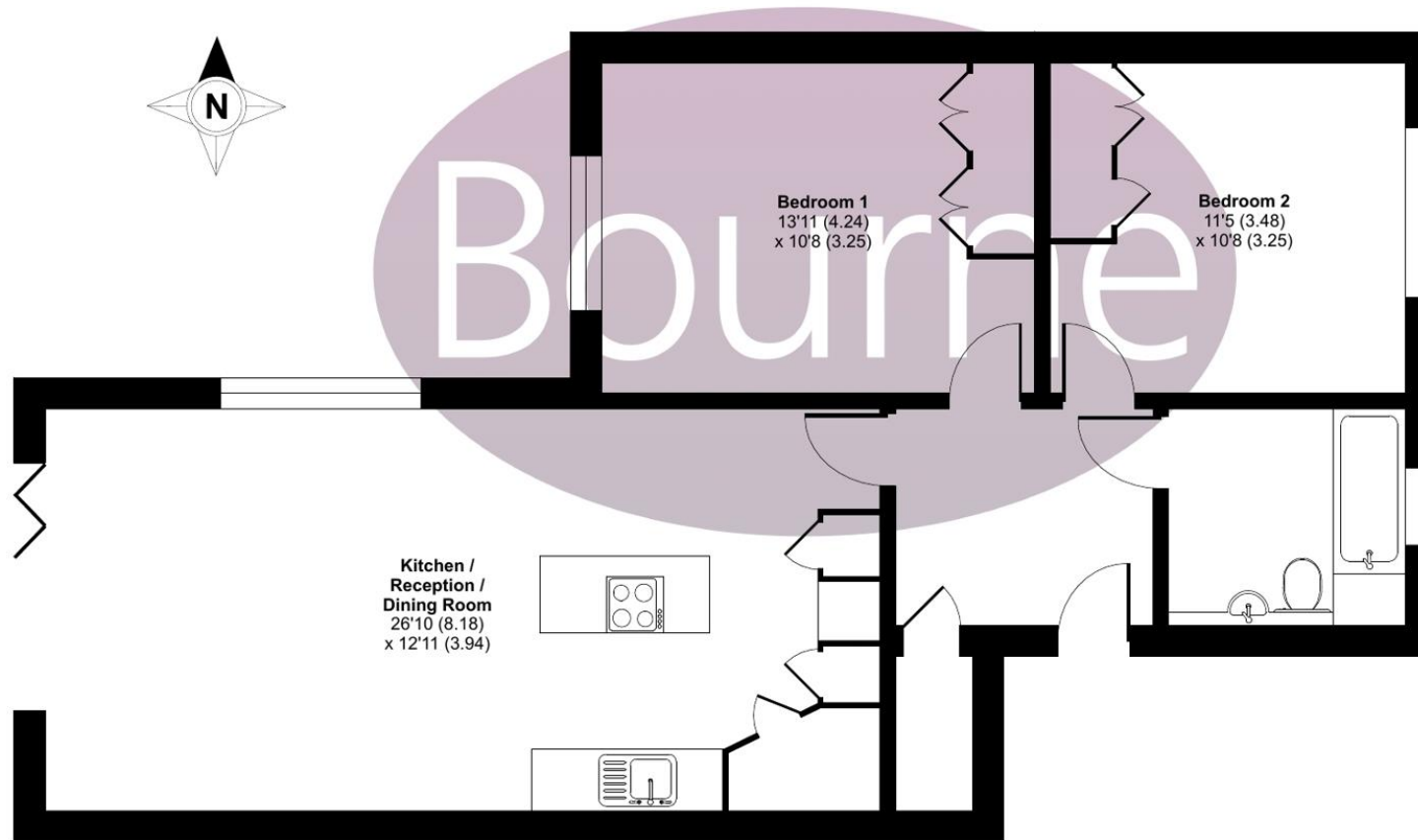
- Ground Floor Flat
- Modern Throughout
- Popular Location
- Two Bedrooms
- Communal Gardens
- Allocated Parking
- Council Tax Band D



## Tekels Court Tekels Park, Camberley, GU15

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



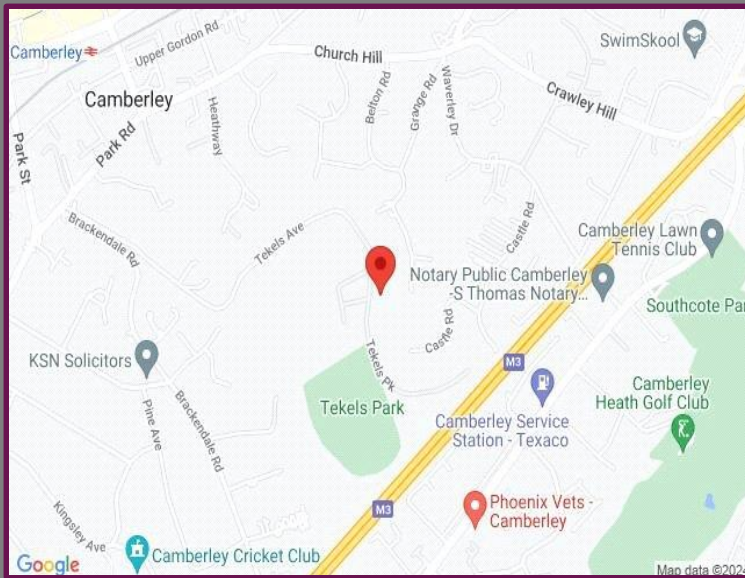
**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Bourne Estate Agents. REF: 1088658

# Location

The property is located in the highly sought after Tekels Park, close to Camberley town centre with a wide range of shops and restaurants and Camberley Train Station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**GUILDFORD:** 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

**Tel:** 01483 458 337 | **Email:** [guildford@bourneestateagents.com](mailto:guildford@bourneestateagents.com)

**Web:** [www.Bourneestateagents.com](http://www.Bourneestateagents.com)