



Firwood Court – Southwell Park Road – Camberley – Surrey – GU15 3PN

A two-bedroom first floor apartment in a popular retirement development close to shops



18 Firwood Court

Entrance hall • Sitting room • 2 Bedrooms •
Kitchen • Shower room

£170,000 leasehold

Firwood Court is a highly sought after retirement development built in 1985. Altogether there are 28 one, two and three bedroom apartments in landscaped grounds close to shops in the centre of Camberley.

A two-bedroom first floor double aspect apartment.

Facilities include a part time Scheme Manager, emergency alarm service, lift, communal lounge, laundry, guest suite and gardens. There is unallocated parking within the development.

Firwood Court has been designed to provide independent living with the assistance of a part time scheme manager to take care of day-to-day management issues at the development.

Good road communications with easy access to the A331 and M3, and frequent trains from Camberley to London (Victoria) taking about an hour and 15 minutes.

125 year lease (from 1990) £75 pa ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01276 686936
or Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

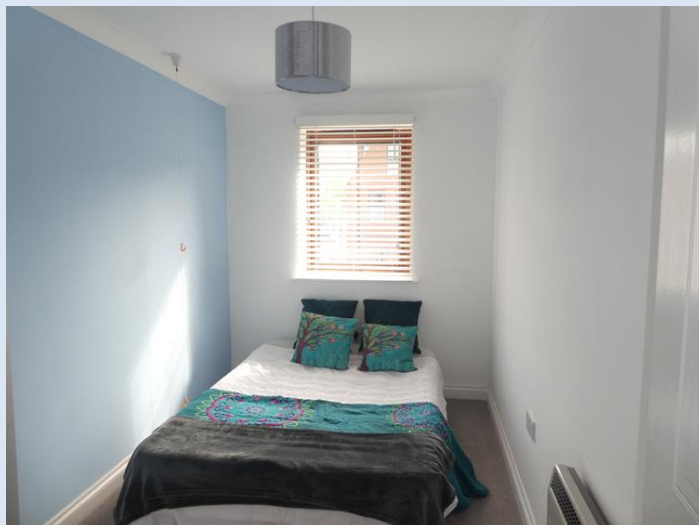
The Property

Two bedroom first floor apartment with approximate room dimensions as follows: Entrance Hall with storage cupboard and linen cupboard. Double aspect sitting room (17'11" into bay x 10'7") Bedroom 1 (12'3" excluding double wardrobe x 8') Bedroom 2 (12'4" including single wardrobe x 6'8") Shower room (6'9" x 5'11"). Double glazing with electric storage heating.

Camberley is well known for its army connections and has recently undergone significant redevelopment with a busy town centre and good shopping facilities at The Mall and The Atrium.

Directions to Firwood Court

From the A331/Meadows Roundabout take the A30 heading towards Bagshot. Turn right at set of traffic lights into Charles Street. Follow the road round with The Atrium on your left, and that then becomes Southwell Park Road. Firwood Court will then be found on your right.



Bedroom 2



Shower room

Approximate gross internals:

Total: 57 m² / 613 ft²

Energy Performance Rating: 76

Service charge: £2,923.11 pa

Council tax banding: C

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Firwood Court

Firwood Court is situated off Southwell Park Drive within walking distance of shops and the station in the centre of Camberley. The apartments surround an attractive small garden adjacent to the parking area.

Location

Camberley is a small town close to Sandhurst and home to the Army Staff College originated by the Duke of York in 1799. The town today is really a creation of the early 19th century and grew in response to the building of the Royal Military College which subsequently became the Royal Military Academy, Sandhurst. Its name according to the Dictionary of British Place Names is entirely arbitrary having been altered from Cambridge Town which was named from the Duke of Cambridge.

Today the town has good shopping and leisure facilities. The Mall shopping centre was built around the main square with cafes, pubs and restaurants nearby. The Camberley Theatre is a popular venue for music concerts and classical drama. There is a cinema, bowling alley, and a heath and fitness club, Camberley Golf Club is nearby. Farnborough Airfield is well known for its International Air Show.

The Chobham Ridges viewpoint is situated about two and a half miles to the southeast of the town

Further afield

Camberley is to the north of the M3 between Junctions 3 and 4 and about half a mile from Junction 4. Aldershot is about five miles to the south and Bracknell six miles to the north. The M5 at Junction 5 is about 12 miles. Sandhurst is about two miles to the northwest. Fast trains to London (Waterloo) take about an hour and 15 minutes.



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