



# A ground floor golf course apartment

**Flat 6, Kings Ridge, Golf Drive, Camberley, Surrey, GU15 1FF**

Leasehold: 999 years from 1st January 2019



Entrance hall • Open plan kitchen/living/dining room  
• Principal bedroom suite • Bedroom 2 • Family  
bathroom • Utility cupboard • Electric remote control  
blinds • 2 allocated parking spaces • Underground  
storage • Lift access • Communal grounds • Private  
Terrace

### **Description**

Built by Millage Homes in 2019, Kings Ridge is a gated development of twelve luxurious apartments set within the 130 acres of Camberley Heath Golf Club with picturesque views over the golf course.

Apartment 6 consists of an open plan full integrated kitchen/dining/living room with French doors opening onto its own private terrace. There is a principal bedroom suite with en suite bathroom and built in cupboards, a second bedroom with built in cupboards, family bathroom and utility cupboard.

Outside, Kings Ridge sits within landscaped communal gardens and benefits from two allocated parking spaces and an underground storage unit.

### **Situation**

Ideally located in Camberley Heath Golf Club grounds, there are regular train services direct to London from Camberley, Woking and Sunningdale main line stations. By road, Camberley is convenient for Heathrow Airport (T5), the M3, M4 and M25 motorways.

**Tenure:** Leashold 999 years from 1st January 2019

**Fixtures and Fittings:** All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

**Local Authority:** Surrey Heath Borough Council





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**Approximate Area** 105.9 sq m / 1140 sq ft

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Ground Floor

Energy Efficiency Rating		Current	Potential
The more energy efficient a building is, the lower the running costs.			
89-91	A		
81-88	B	86	86
69-80	C		
55-68	D		
49-54	E		
37-48	F		
21-36	G		
The more energy efficient a building is, the higher the running costs.			
England, Scotland & Wales		EU Directive 2002/91/EC	

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