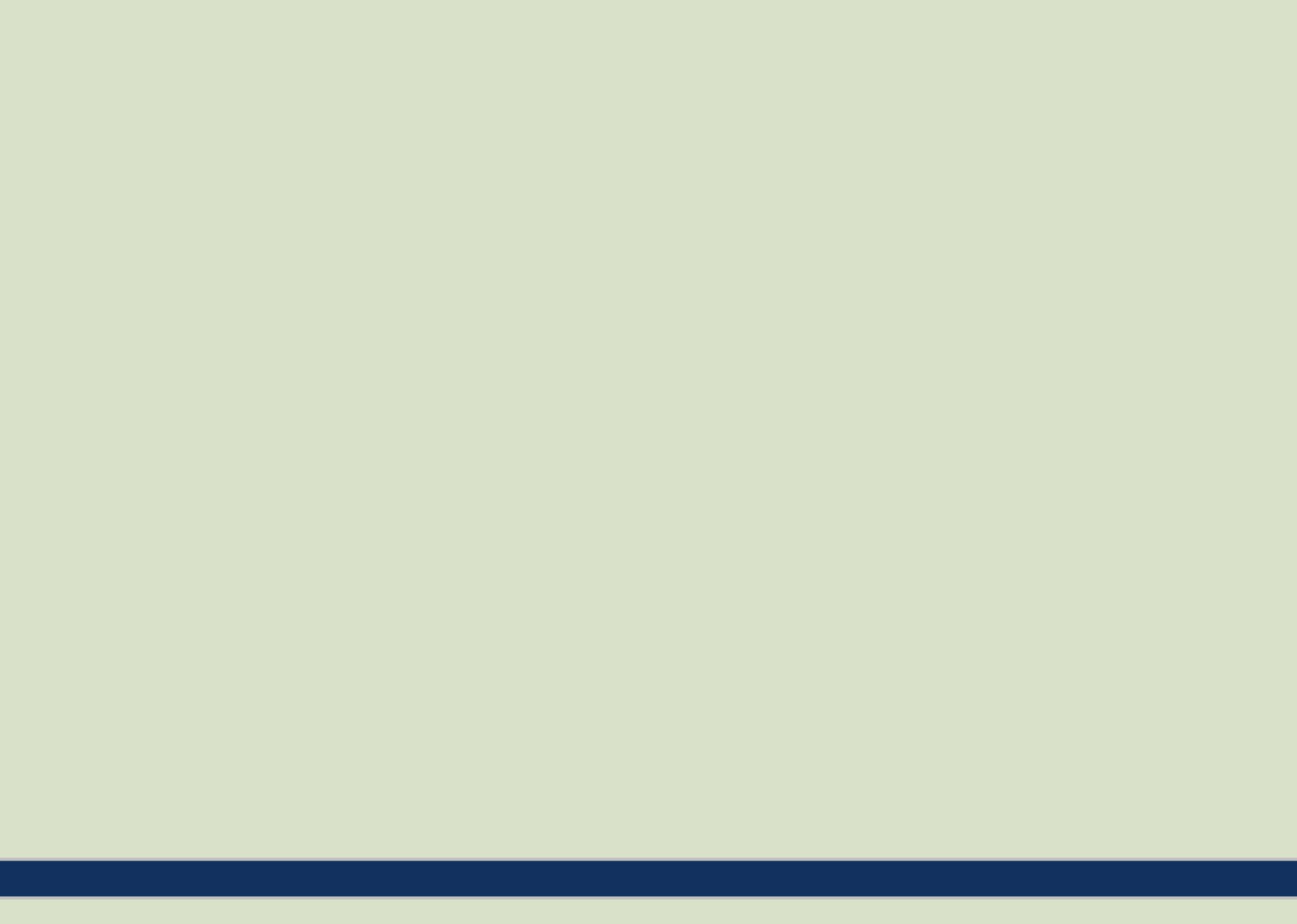




ST FRANCIS
HOUSE





Set on an exclusive private road in Camberley, this contemporary development offers stylish apartments designed to blend seamlessly with their leafy suburban surroundings. Natural materials, including sustainable wood accents and soft tones, create a warm, modern aesthetic throughout.





A UNIQUE SETTING

Tekels Park is one of Camberley's most desirable and characterful residential pockets, known for its peaceful, mature woodland setting and generous plots. Situated within the Surrey Heath district, the area forms part of the Town ward and sits in the South East region of England, offering a quiet retreat while remaining close to key amenities and transport links.

Covering around 20 hectares (50 acres) of land, Tekels Park combines attractive grassland with a mix of established houses, giving the area a distinctly private and leafy atmosphere. Its origins trace back centuries as part of the historic Frimley Manor estate, later evolving into the residential enclave it is today.

Residents benefit from access to local schools, healthcare and transport, including nearby rail stations and major routes such as the M3, making it appealing for commuters seeking tranquility without sacrificing convenience.

Overall, Tekels Park offers a rare combination of privacy, natural beauty and well-connected living—an exclusive woodland enclave at the heart of Camberley.



SPECIFICATION

Interior finishes

- Oak flooring to hallways and kitchen living areas.
- Carpet to all other rooms except porcelain tiled areas.
- Moulded skirting boards and architraves
- Roof lights to Flats 7, 8, 9 & 10
- Oak shaker doors, with stainless steel ironmongery
- Wardrobes to all bedrooms
- Satin woodwork with emulsion painted walls and smooth white ceilings throughout.
- Brushed stainless steel switches and sockets

Bathrooms & ensuites

- Ceramic tiling to floors and walls, with full height tiling around baths and shower units
- White sanitary ware with polished chromeware to all bathrooms and en-suites
- Heated ladder towel rails to bathrooms and en-suites
- Thermostatic showers to en-suite and bath/shower mixers to bathrooms.
- Mirrors to all en-suites and Bathrooms

Kitchens & Utility Rooms

- Handleless style kitchen in Light Grey including:
 - Bosch fridge
 - Bosch freezer
 - Bosch Oven
 - Integrated Bosch microwave
 - Integrated dishwasher
 - Bosch gas fired hob
 - Wine cooler
- Carrara quartz worksurfaces

External & Communal Areas

- Allocated parking
- All flats benefiting from either terrace or balconies
- Landscaped communal gardens
- Exterior communal lighting
- Terrace areas and pathways in grey Indian Sandstone
- Bike storage
- Lift to all floors

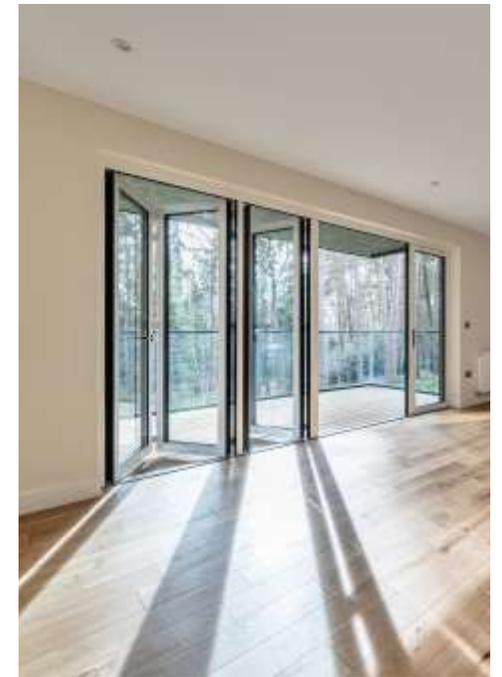
Heating, Electrical & Lighting

- Heating via gas fired combination boilers.
- Fully wired video door entry system.
- Ample light and power points throughout.
- Recessed down-lights throughout with LED lights and selected pendants over dining areas.
- Wiring for TV points
- Mechanical ventilation to both the bathrooms and kitchens.
- Mains fed smoke & heat detectors with battery back-up.
- Plumbed and wired utility area

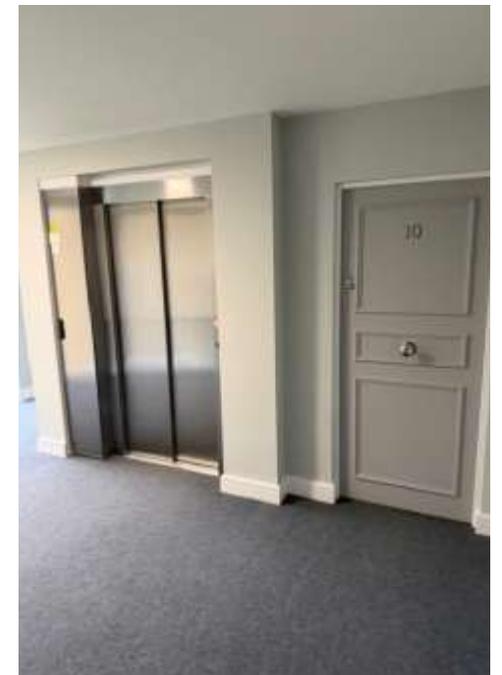
Additional information

- Share of Freehold–New 999 year lease
- 10 Year New Home Guarantee upon completion
- Fibre to the Property internet connection (FTTP).

NB: The specification may be subject to change depending on the availability and supply chain at the time the development is completed.





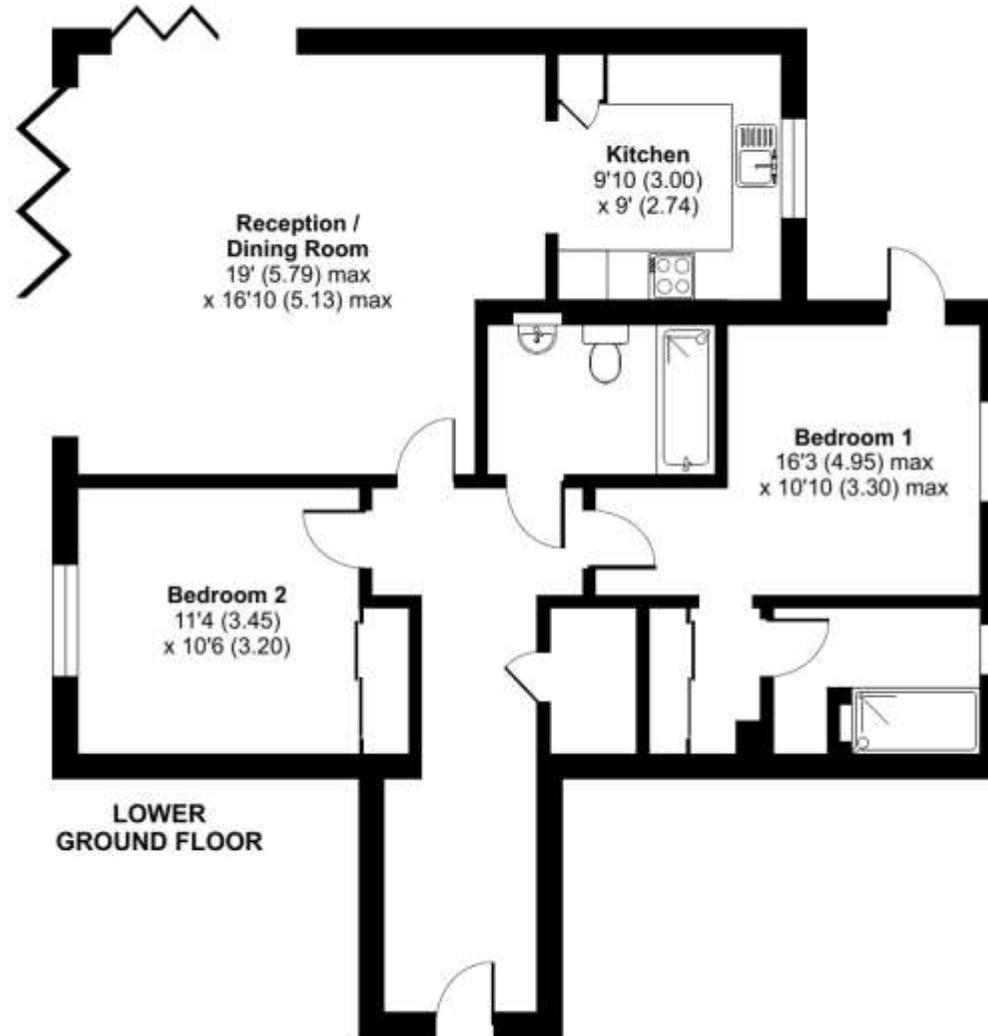


FLAT 1

Tekels Park, Camberley, GU15

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



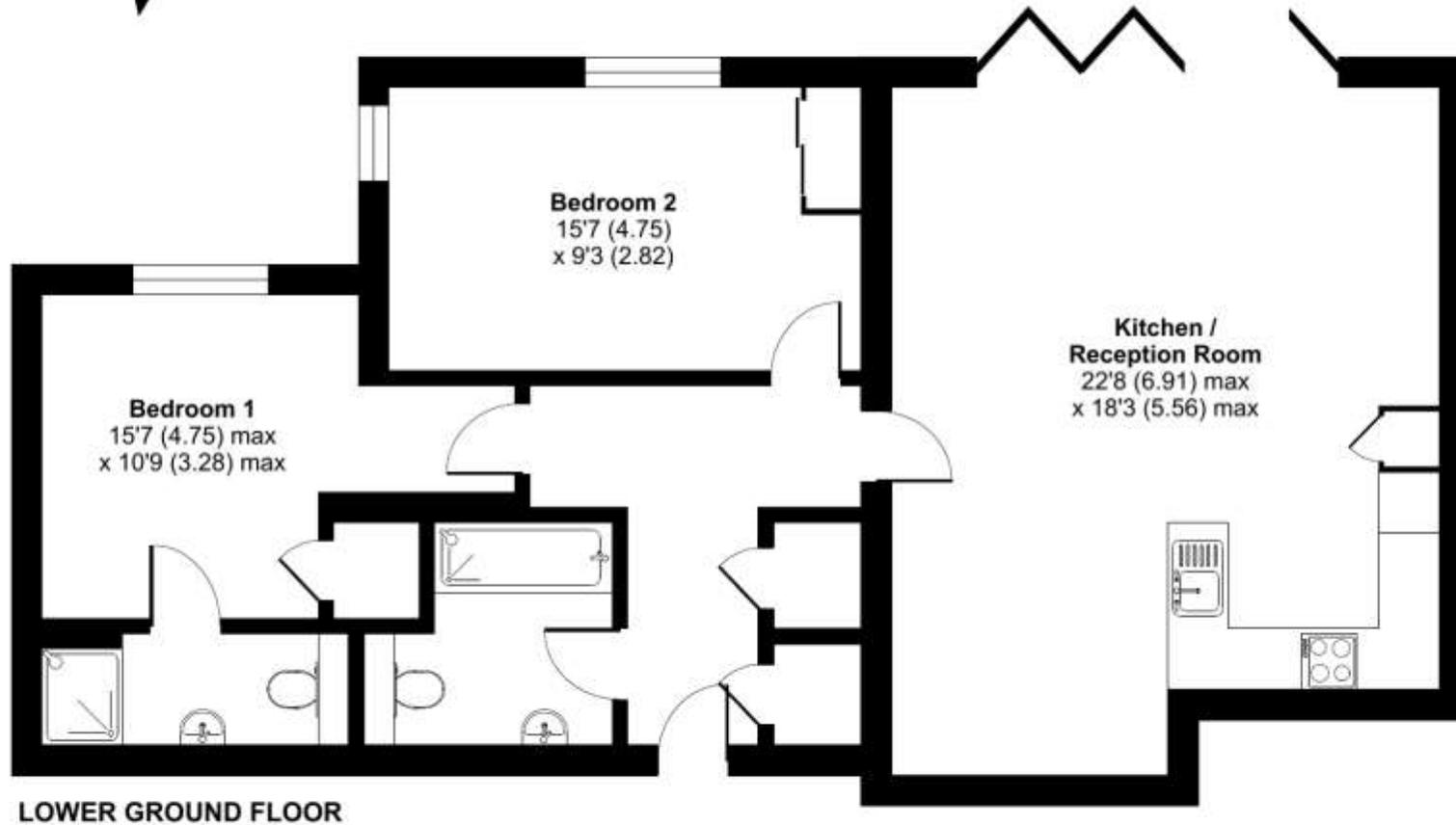
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1415075

FLAT 2

Tekels Park, Camberley, GU15

Approximate Area = 917 sq ft / 85.1 sq m

For identification only - Not to scale



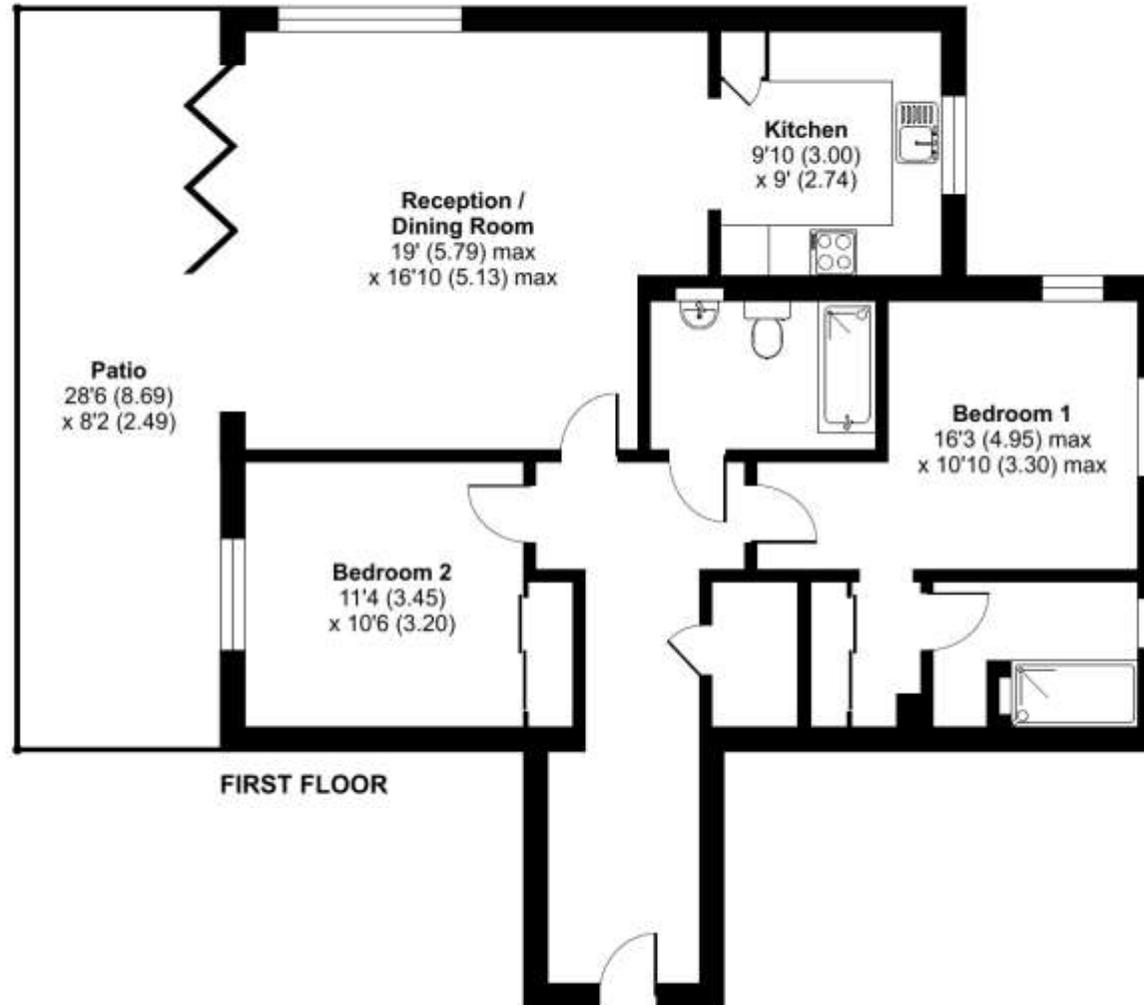
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FLAT 3

Tekels Park, Camberley, GU15

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale

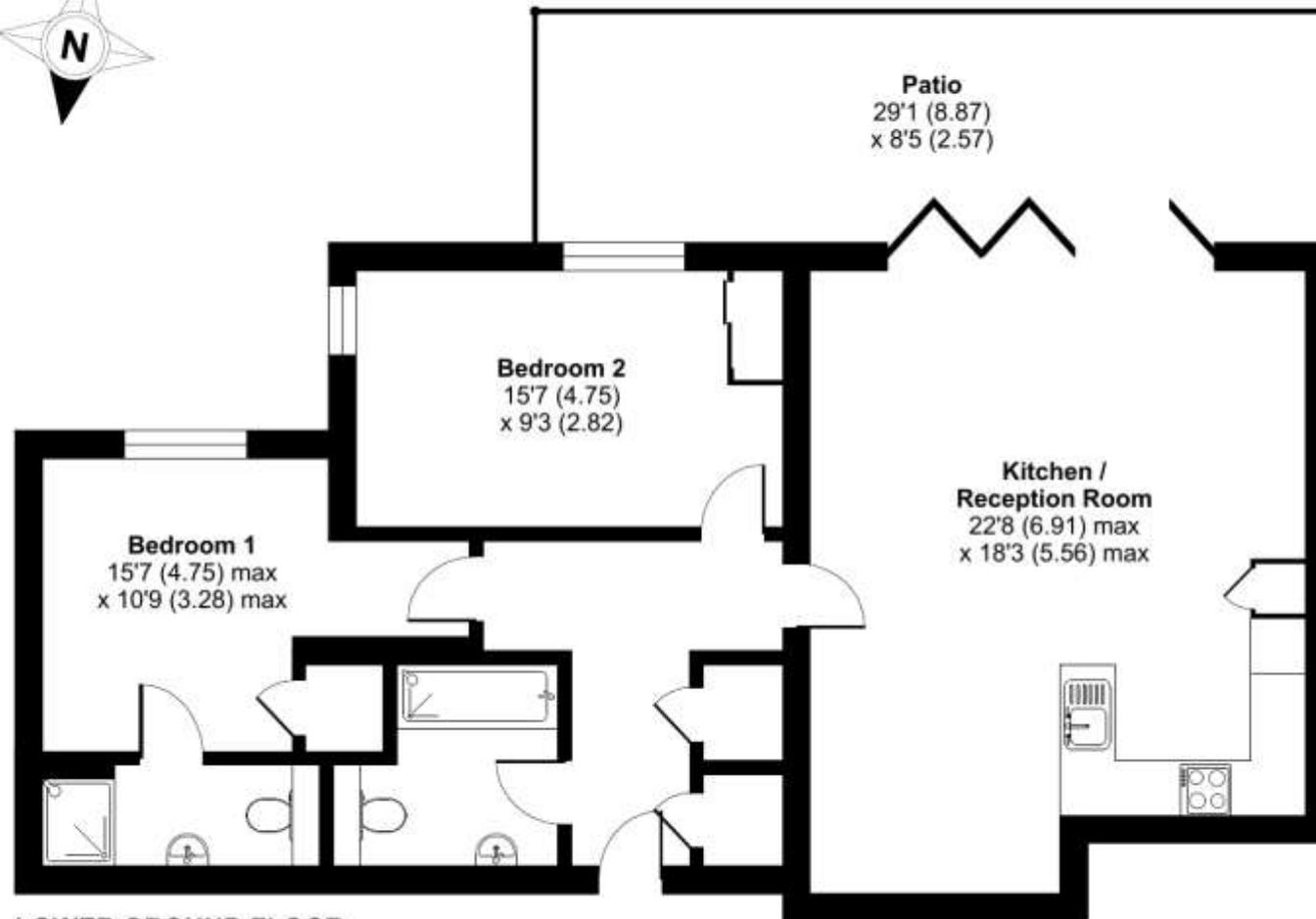


FLAT 4

Tekels Park, Camberley, GU15

Approximate Area = 917 sq ft / 85.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



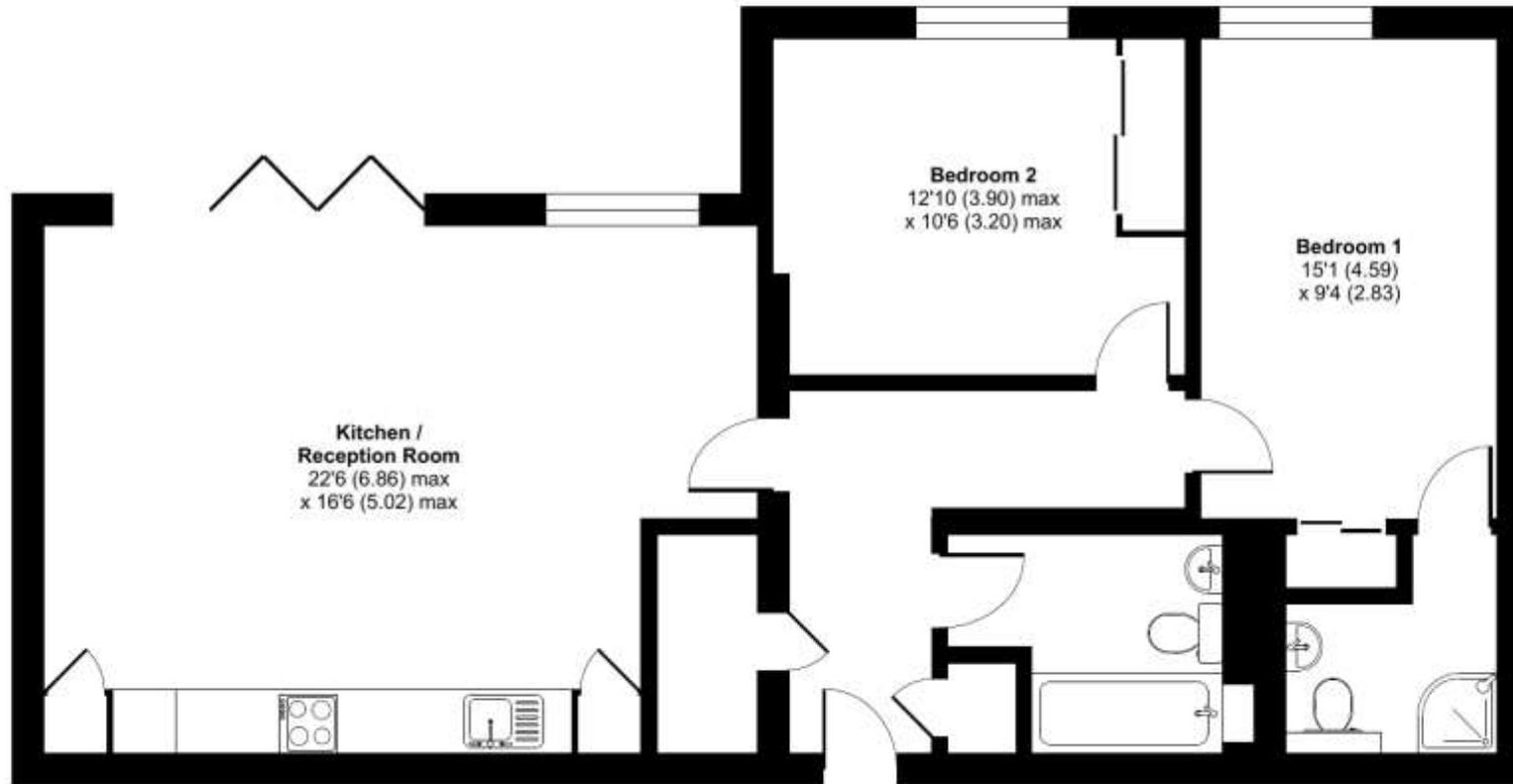
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FLAT 5

Tekels Park, Camberley, GU15

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



GROUND FLOOR



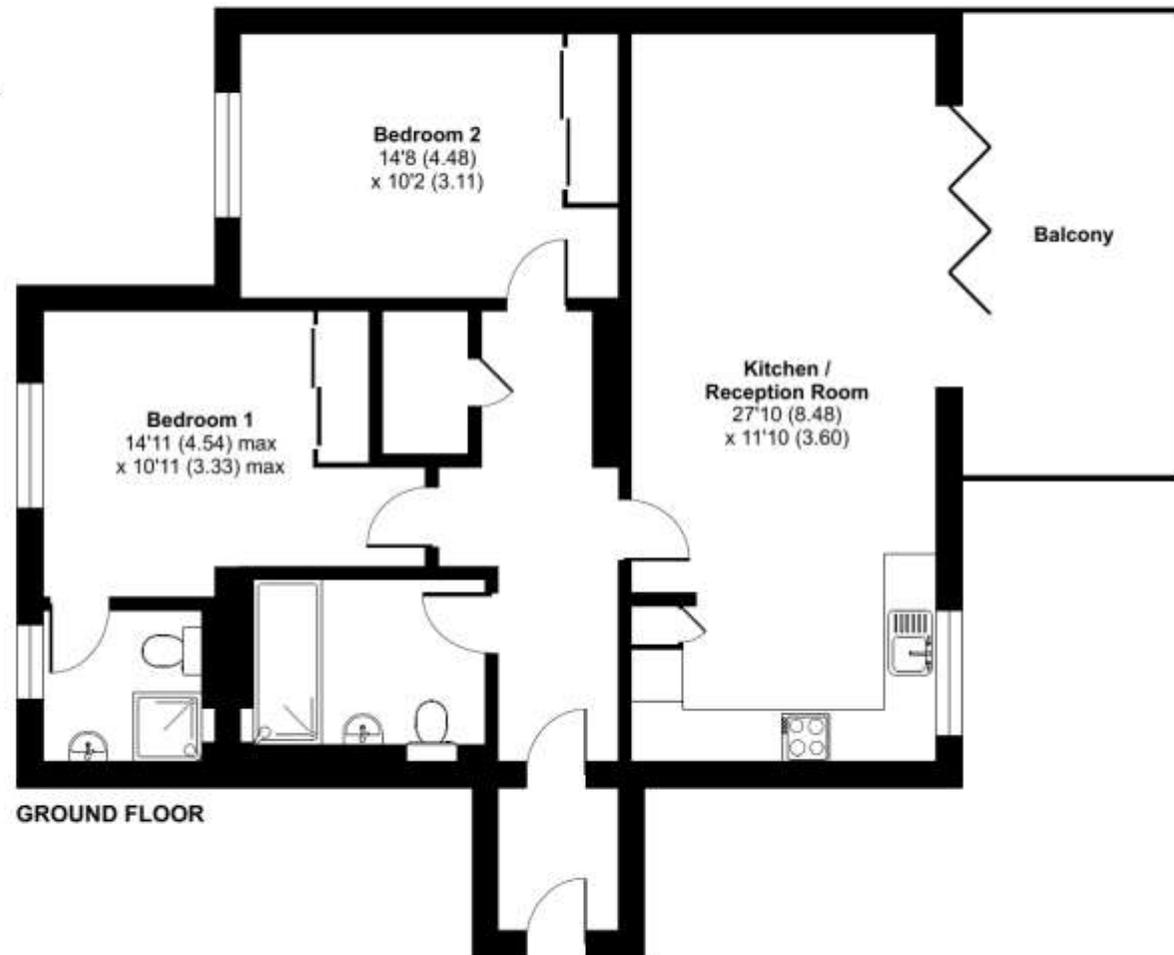
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FLAT 6

Tekels Park, Camberley, GU15

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale

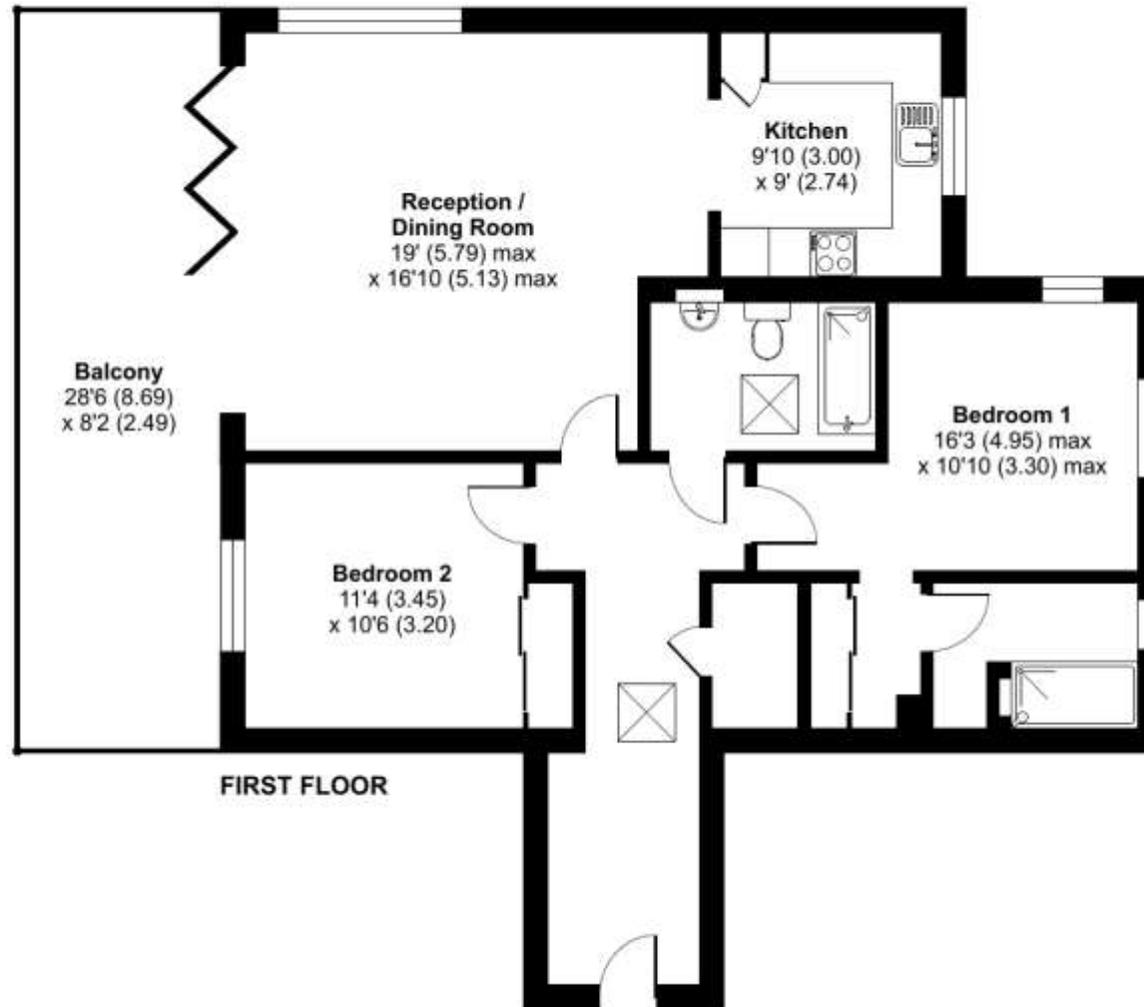


FLAT 7

Tekels Park, Camberley, GU15

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



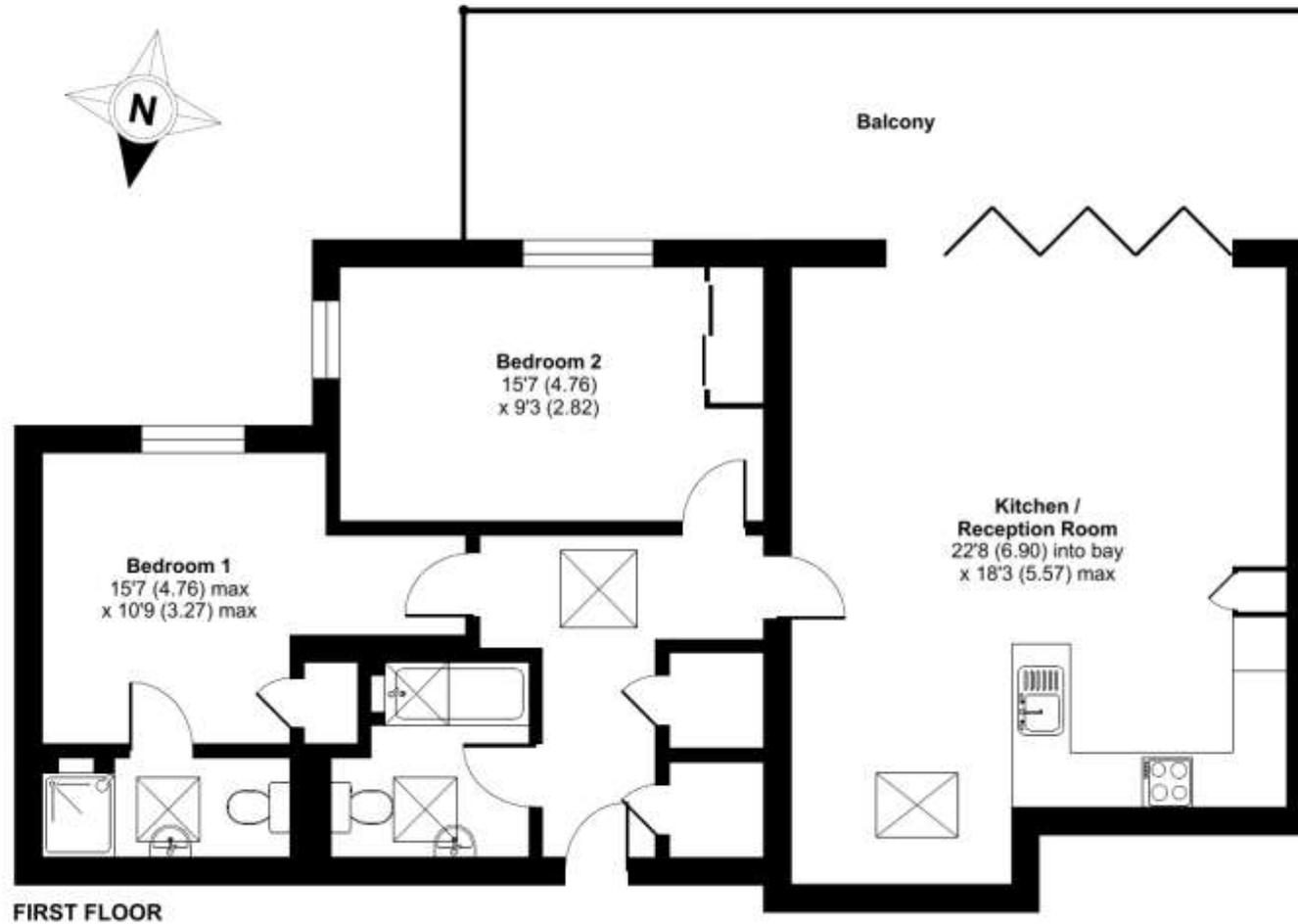
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1415083

FLAT 8

Tekels Park, Camberley, GU15

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



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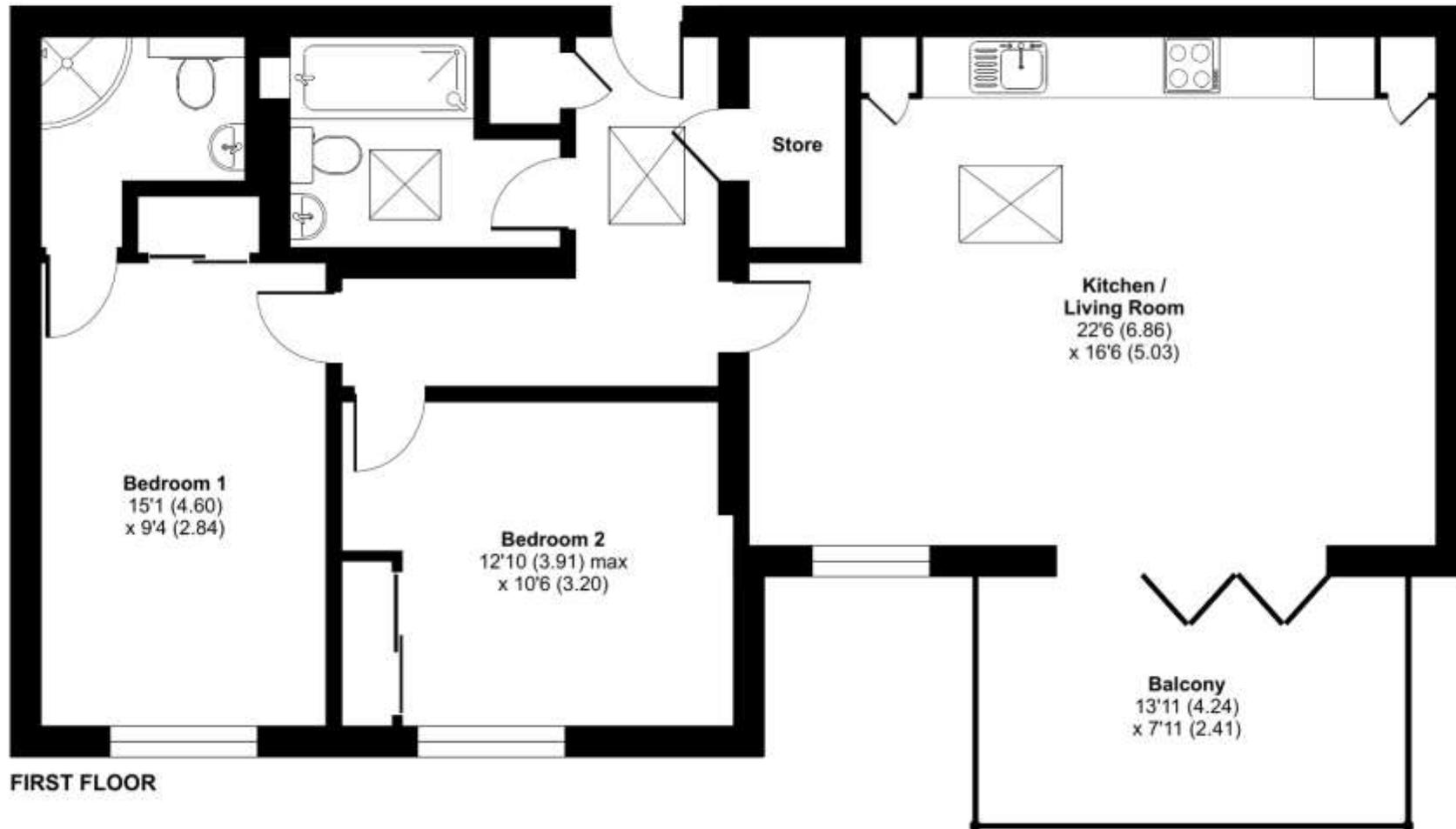
FLAT 9



Tekels Park, Camberley, GU15

Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



FIRST FLOOR



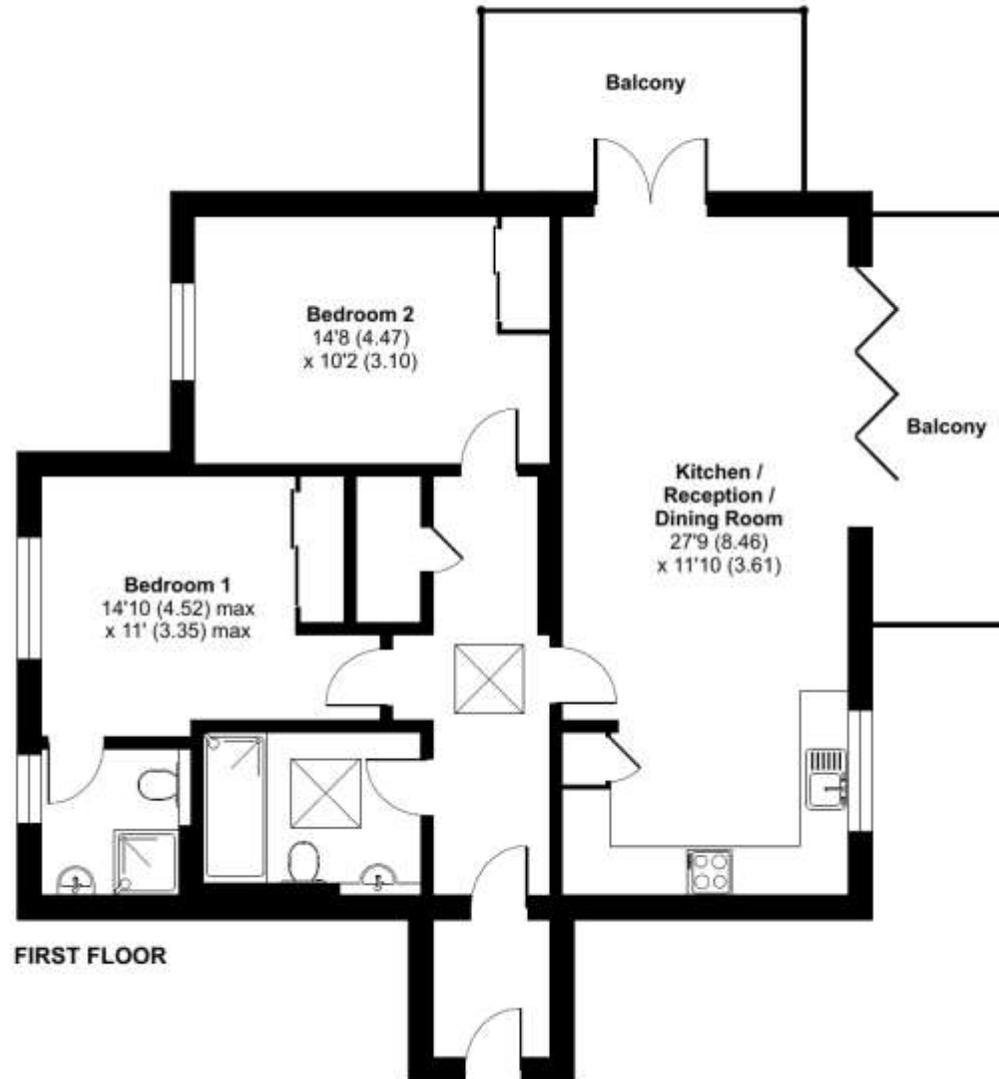
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FLAT 10

Tekels Park, Camberley, GU15

Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



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LOCATION

SAT NAV: GU15 2LF

TOWNS & CITIES: Camberley: 1.1 miles • Farnborough: 6.2 miles
• Guildford: 17.2 miles • Reading: 20 miles • Central London: 39 miles

TRANSPORT LINKS: M3 (J4): 3.3 miles • London Heathrow: 23 miles

TRAINS FROM CAMBERLEY STATION (1.3 miles): London Waterloo:
1hr15m minutes • Reading: 47 minutes

SELLING AGENTS:



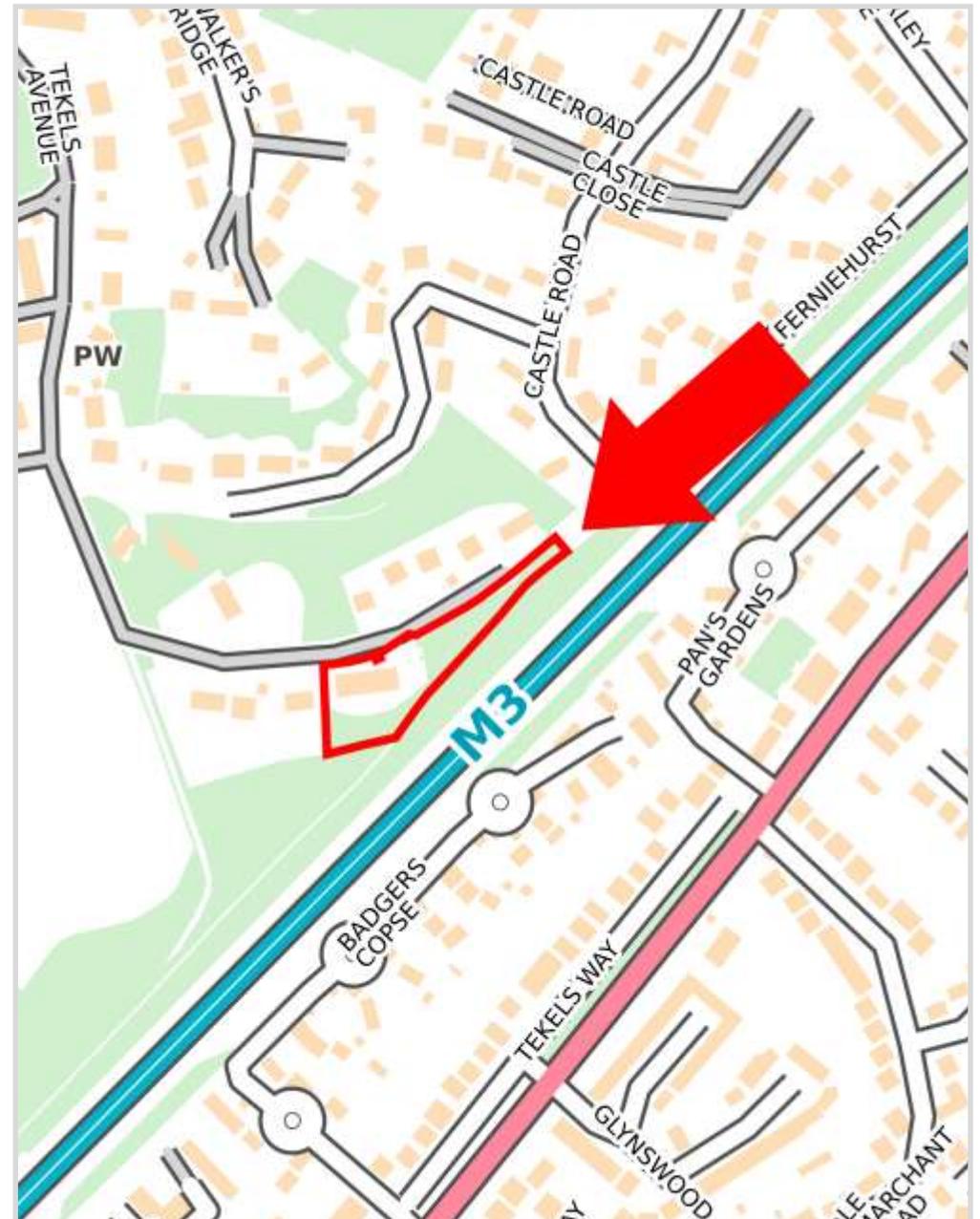
01483 880900

guildford.sales@clarkegammon.co.uk

www.clarkegammon.co.uk

SALE ON BEHALF LPA RECIEVERS

AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you



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