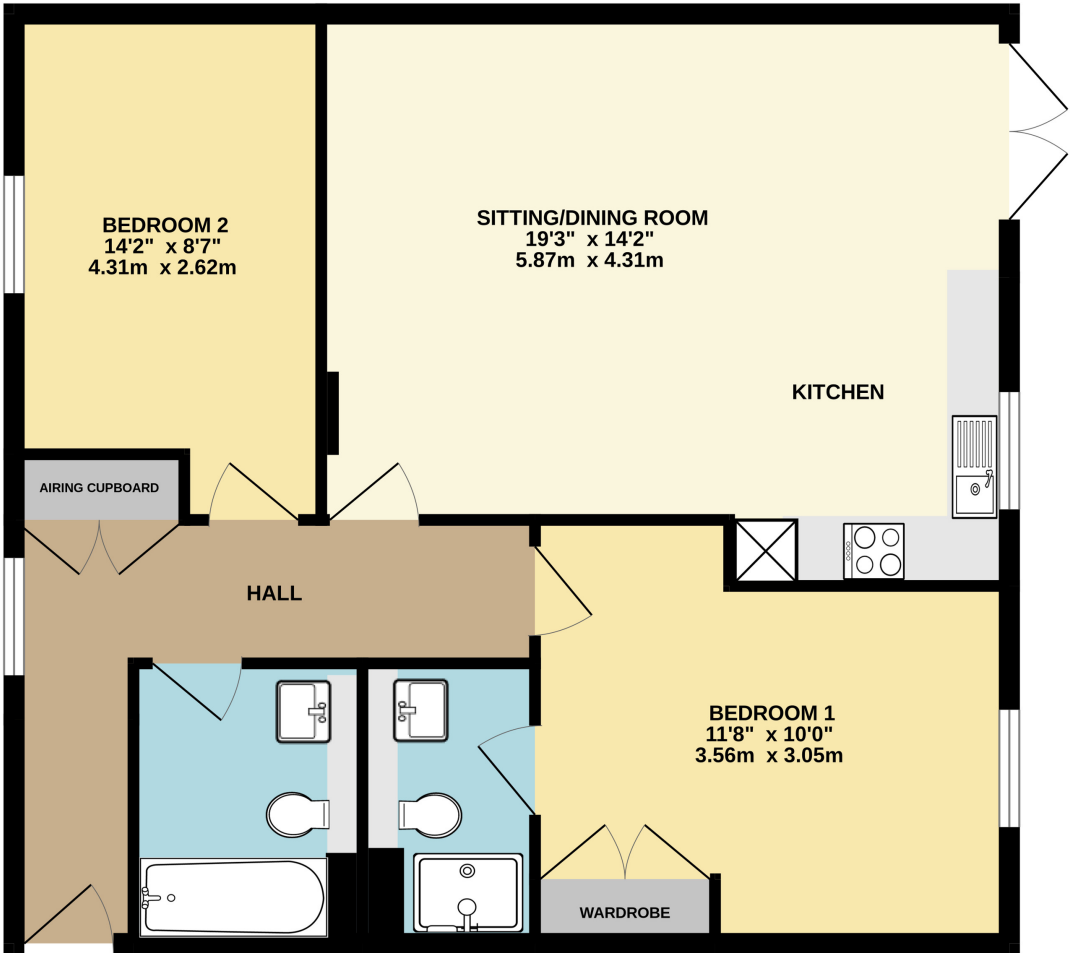
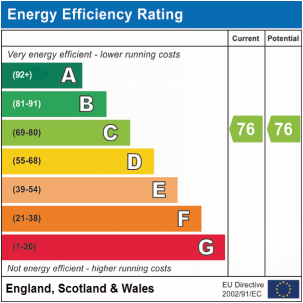


GROUND FLOOR



TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Flat 1 Grosvenor Mansions, Sullivan Road
Camberley, GU15 3BF



£325,000 Leasehold



- Spacious ground floor apartment
- Bathroom & en suite shower room
- Allocated parking space
- Secure gated development
- Walking distance of town centre
- Private garden
- No onward chain
- Two double bedrooms
- Open plan kitchen & living space
- Long lease



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The Property

A well presented and spacious two bedroom, two bathroom ground floor ex-show home apartment set within this modern and executive complex. On entry, the property comprises of a spacious hallway with a large storage cupboard leading to a bright and airy open plan kitchen/living/dining room with two French doors onto a private patio garden. Both bedrooms are good size doubles, the master benefiting from an en-suite shower room and built in wardrobes, as well as modern main family bathroom with a white three piece suite.

The property has been recently re-decorated and has one allocated parking space within a secure gated development, and is within a short walk of a Co-Op convenience store. No onward chain.

EPC Rating: C Council Tax Band D: £2,447.16 p.a. (2025/26) Service charge: £1601.60 p.a. Ground rent: £350 p.a.

Lease: 125 years from 1 January 2015 (114 years remaining)

Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools. The property also boasts excellent travel facilities such as Farnborough Main Train Station (with regular 40min fast trains to/from Waterloo) less than 10 min drive away, convenient and quick access to London Road (A30), A321, A331 and Frimley Road. Frimley Park Hospital, Tesco and Marks and Spencer superstores, and Sandhurst Military College are all within close proximity.