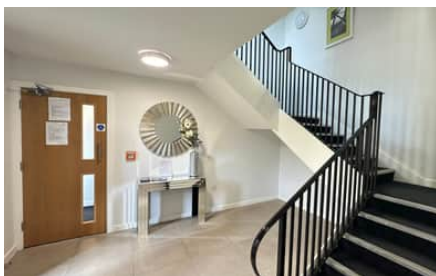


Flat 1 Grosvenor Mansions, Sullivan Road Camberley, GU15 3BF



£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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1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

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.

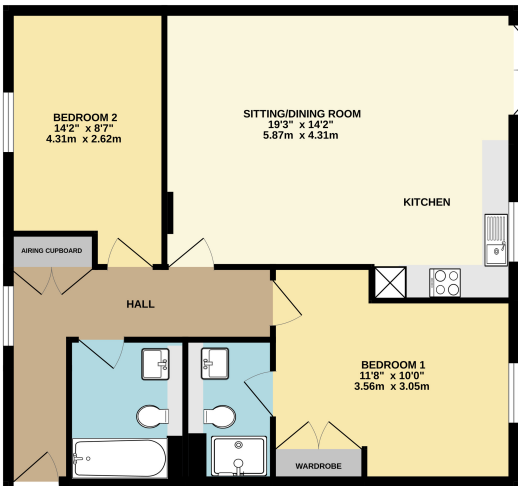
EPC Rating: C Council Tax Band D: £2,447.16 p.a. (2025/26)
Service charge: £1601.60 p.a. Ground rent: £350 p.a.

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

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

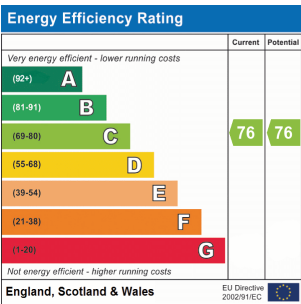


GROUND FLOOR



TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, wall/floor, ceiling 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 not be used as such for any prospective purchase. The layout, fixtures and appliances shown have not been checked and no guarantee is given as to their accuracy or whether they are in the ground. Plans are for illustrative purposes only.



These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.