



4 Cranmer Lodge, Portesbery Road, CAMBERLEY, Surrey GU15 Offers in Excess of £375,000

A graceful balance of Victorian heritage and modern living Jigsaw Estates are proud to present to the market this beautifully presented, luxury conversion apartment offered with a share of freehold and nestled within mature grounds and situated within a stones throw of Camberley town centre.

Built in 1886, Cranmer Lodge was originally a stately home and was converted into apartments in 1962 by a local builder and has remained as such ever since. The apartments were carefully designed to preserve the home's original period features and architectural character.

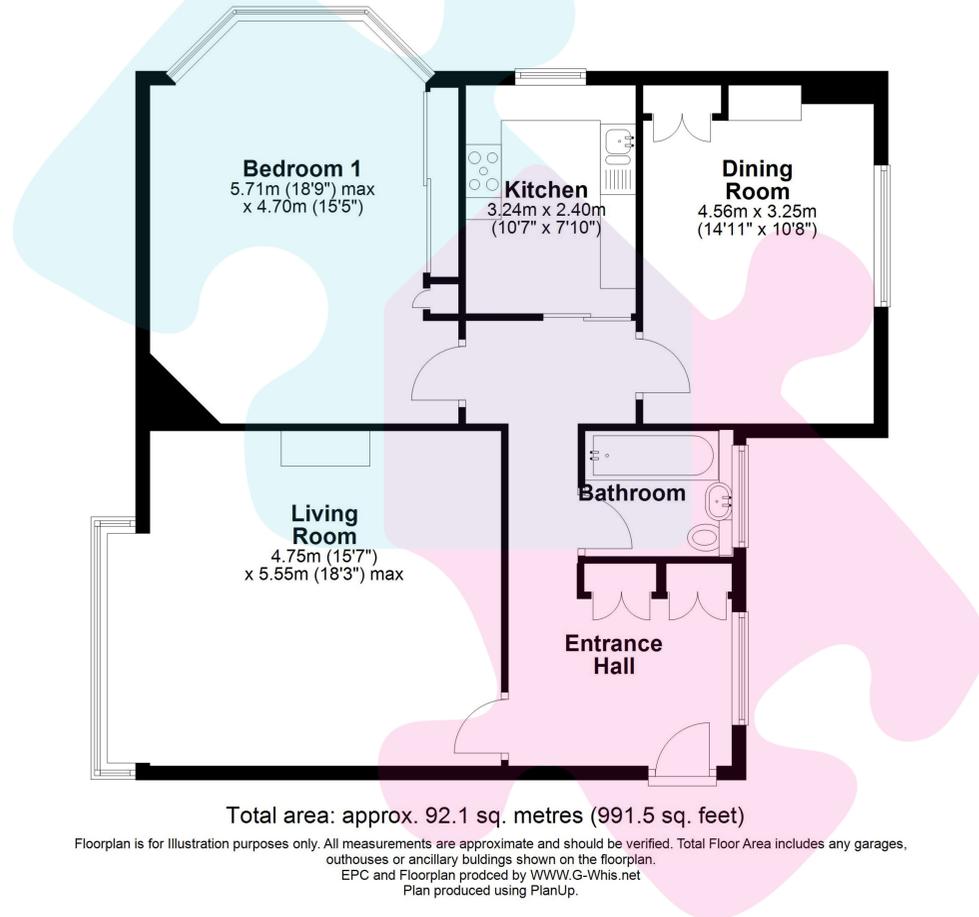
The elegant and bright entrance hall with large windows overlooking the grounds provides access to the accommodation which comprises two large double bedrooms (with the second currently being used as a dining room), a beautiful formal living room with a large bay window with seating and feature fireplace, a kitchen and family bathroom. There are a number of period and character features including fireplaces in both bedrooms, another large bay window to the principle bedroom and original wood floorboards. The property is gas centrally heated and the windows have been sympathetically replaced with sash effect



- A BEAUTIFULLY PRESENTED CONVERSION APARTMENT
- LEASE OF 125 YEARS FROM 2008
- TOWN CENTRE LOCATION
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN
- PERIOD FEATURES THROUGHOUT
- TRAIN STATION NEARBY
- SHARE OF FREEHOLD
- SERVICE CHARGE £966 P/A (PAID MONTHLY)
- ORIGINALLY BUILT IN 1886
- LARGE RECEPTION ROOM WITH BAY WINDOW
- PARKING
- CLOSE TO GREEN SPACES

First Floor

Approx. 92.1 sq. metres (991.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

