



# 1 Grenville Place

Gordon Road | | Camberley | GU15 2JQ

Offers Over £400,000 Leasehold

*Waterford's* W  
Residential Sales & Lettings



# 1 Grenville Place

Gordon Road |  
Camberley | GU15 2JQ  
Offers Over £400,000

An impressive two bedroom ground apartment with a private terrace. Located conveniently for Camberley town centre, this gated development has allocated parking and pleasant communal grounds. No onward chain.

- Private gated entrance
- Two double bedrooms
- Ensuite shower room
- 21ft Living/dining room
- 18ft kitchen/breakfast room
- Private patio
- Communal gardens
- No onward chain

## Accommodation

The apartment is approached by a entry phone system to the communal hallway, the front door opens to the central hallway with parquet flooring two cupboards and leads to the 21ft rear aspect living/dining room, parquet flooring and French doors open to a patio area. The 18ft kitchen/breakfast room has a square bay window , the kitchen is fitted with a good range of cabinets and a selection of integrated appliances. Both bedrooms benefit from built-in wardrobes and the larger bedroom has an ensuite shower room and the second bedroom is served by a bathroom. NB: The property is unfurnished and several images have been enhanced with CGI's.





## Garden flat



## Outside

The apartment is approached by electric gates to the residents parking with an allocated parking space and visitor parking. The south facing communal gardens enjoys a wide expanse of lawn with a secluded outlook with attractive shrubs borders. The apartment has a private patio area accessed directly from the living room.

## Location

Located in an established road close to Camberley Town Centre, this modern apartment is in an convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance. and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.

# Gordon Road, Camberley, Surrey, GU15

Approximate Area = 984 sq ft / 91 sq m

For identification only - Not to scale



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

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