



Grosvenor Mansions, Camberley

**£274,000 Leasehold**



## Grosvenor Mansions, Sullivan Road, Camberley GU15 3BF

A modern two bedroom first floor apartment in a secure gated development within walking distance of the town centre and train station. The property has a full width balcony, under cover parking for one car and is being sold with no onward chain.

### FEATURES

- Gated Development
- Currently let for £1,350 pcm
- Tenancy can be ended with 2 months notice
- Balcony accessed from living room & bedroom
- Modern décor/style
- Walking distance of town centre and station
- Electric heating

### ACCOMODATION

- Entrance hall
- Open plan living room/kitchen
- Kitchen with appliances
- Master bedroom with en-suite shower
- Bedroom 2
- Modern bathroom suite



### OUTSIDE

- Allocated under cover parking space

### EPC RATING

B

### LOCAL AUTHORITY

Surrey Heath Borough Council – Band D

### LEASE INFORMATION

125 years from 01/01/2015

### SERVICE CHARGES

- Service charge - Currently £1,728 pa
- Ground rent - Currently £348.41 pa







Approximate Gross Internal Area  
63.28 sq m / 681.14 sq ft

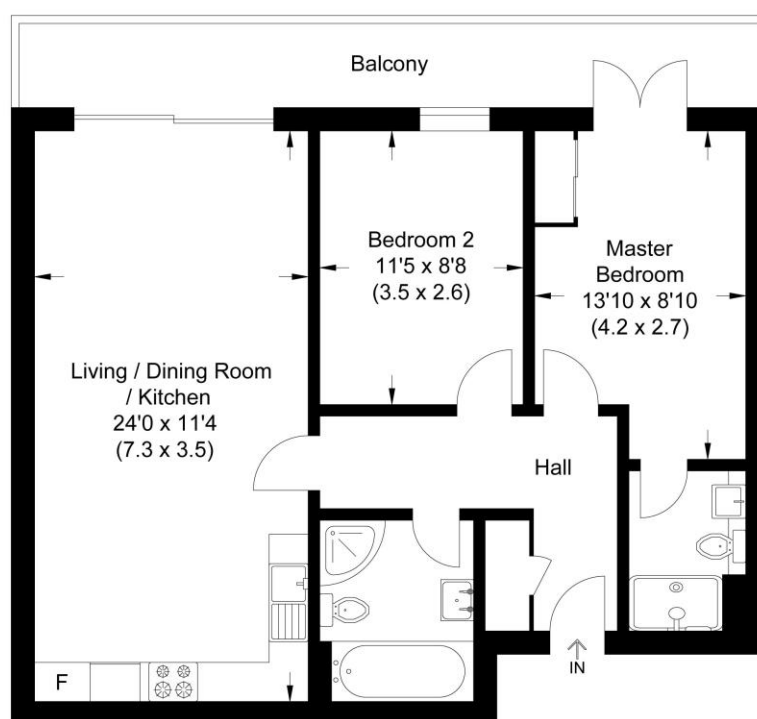


Illustration for identification purposes only, measurements are approximate, not to scale.

**Disclaimers:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

**N.B In accordance with the estate agency act we are obliged to point out that the owner of this property is a close relative of an employee of Newton Rowe Ltd**



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