



## 8 Gallus House Balfour Court

Camberley GU15 3DQ

£1,250 PCM

PURE RESi are delighted to present this luxury one double bedroom apartment located on the top floor. The property offers a bright open-plan living area with light oak-effect wood laminate flooring. Patio doors flood the room with natural light and open onto a private balcony benefiting from both southerly and westerly aspects — perfect for enjoying the afternoon and evening sun.

The modern kitchen is fitted with sleek white high-gloss base and wall units and includes fitted appliances such as an oven, ceramic hob, cooker hood, fridge/freezer, and washer/dryer. The double bedroom benefits from a built-in wardrobe and fitted carpet, while the luxury 'Roca' shower room is finished in a contemporary grey-scale design. Additional benefits include a secure video entry system and pre-wiring for Virgin TV.

Gallus House is a high-specification development located just a short distance from Camberley Train Station, offering direct routes to Guildford and London Waterloo. The property is ideally positioned for convenient access to local amenities, including The Atrium shopping centre and Camberley High Street, which offer a wide selection of shops, restaurants, bars, supermarkets, and leisure facilities.

At PURE RESi, our homes are thoughtfully designed with renters in mind, offering a professionally managed rental experience. Residents benefit from dedicated in-house management and maintenance teams, as well as access to a convenient Tenant App for reporting maintenance, accessing important documents, and providing feedback — helping to make renting as straightforward and convenient as possible.

- Luxury top floor Apartment
- Fitted Kitchen With Whirlpool Appliances
- Large Private Balcony
- Security Entry Phone
- Allocated Parking
- 'Envirovent' Background Ventilation System
- Pre- Wired for Virgin TV
- Full Fibre Available - Up To 1600Mbps
- Council Tax Band C
- No Lift

### Viewing

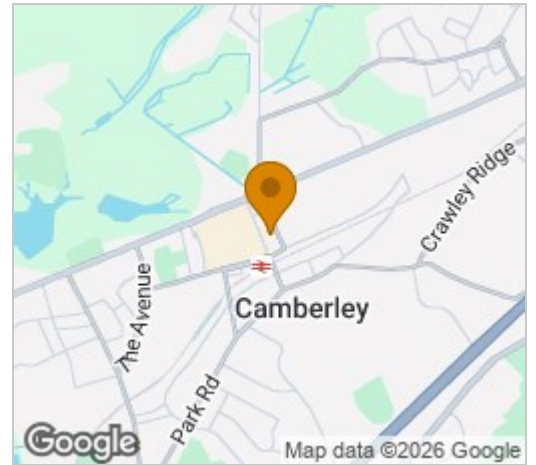
Please contact Pure Resi on 01306 888000 to arrange a viewing appointment for this property or if you require any further information.



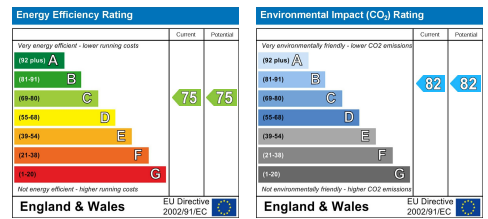
## Floor Plan



## Area Map



## Energy Efficiency Graph



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