



Gresham Court | Camberley | GU15 1JN

Asking Price £299,950 Leasehold





## Gresham Court

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This immaculately presented two bedroom ground floor maisonette has a private terrace overlooking the communal grounds and is situated in a well regarded area of Camberley, just a short walk from Camberley Heath Golf Club and Southcote Park Tennis Club.

- 2 double bedrooms
- Private patio
- Allocated parking
- Immaculate interiors
- Ensuite shower room
- Communal grounds
- Seperate Kitchen
- Gated development

### Accommodation

This immaculately presented ground floor apartment has it's own front door to an L-shaped entrance hall giving access to all rooms. The front aspect Living Room has French doors opening to a private patio, adjacent is the separate and well planned Kitchen, with a good range of cabinets and fitted appliances. The principle bedroom is of excellent proportions with a dressing area and an ensuite shower room, the second bedroom is served by a bathroom.

Leasehold: 104 years remaining  
Ground rent: £300  
Sevice charge: £2,900





Private patio



## Outside

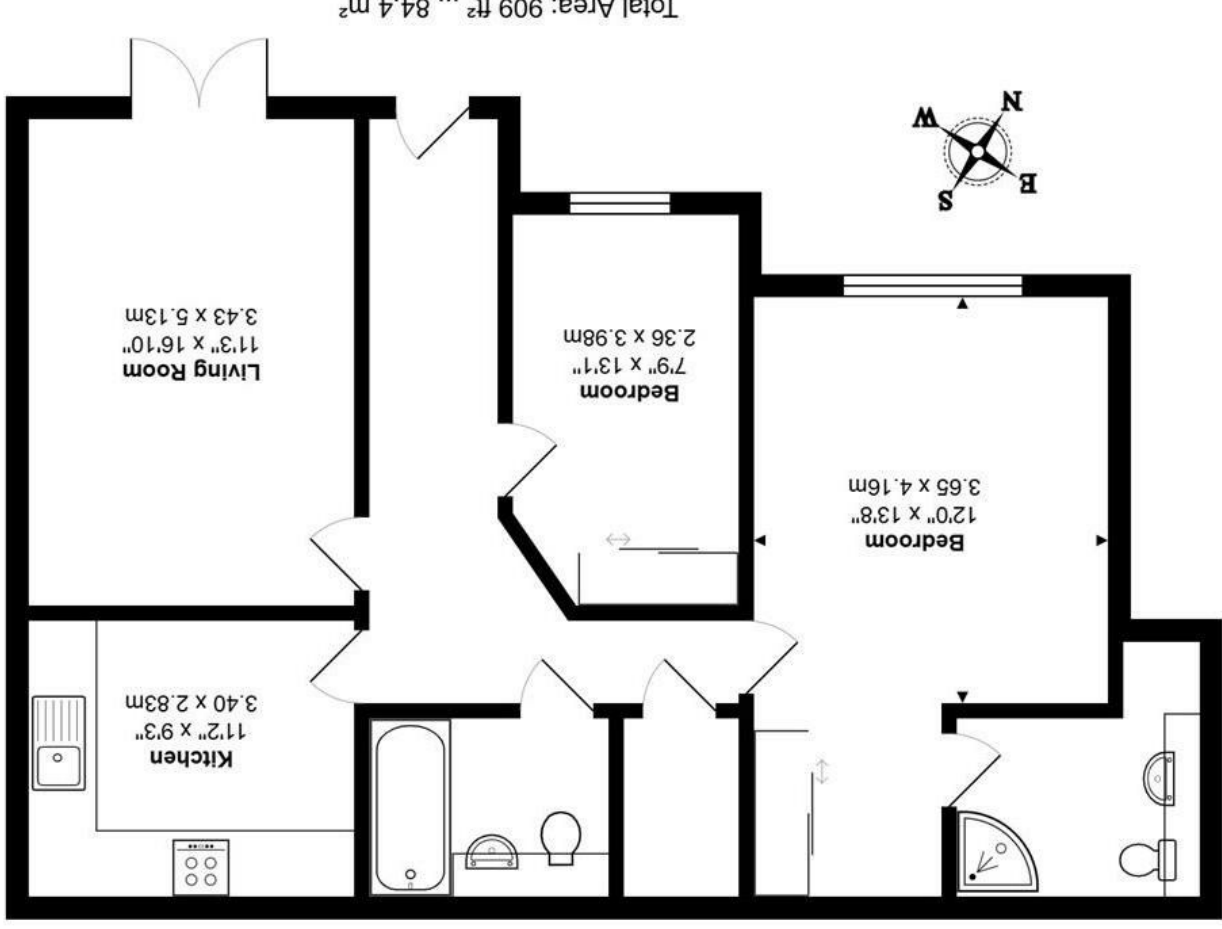
The property is approached with a gated entrance and leads to the residents and visitor parking, a path leads across communal grounds and a pathway to the apartments private front door adjacent is a patio area with a private outlook.

## Location

This property offers easy access to a range of amenities, including Southcote Park Tennis Club and Camberley Heath Golf Club. With excellent connectivity to major road links to A30 and M3 providing options for daily commuting and leisure pursuits are within easy reach. The area has outstanding schools including Prior Heath, Ravenscote and Tomlinscote.



Gresham Court, 72, Portsmouth Road, Camberley, GU15 1JN



All measurements are approximate and for display purposes only

Total Area:  $909 \text{ ft}^2 \dots 84.4 \text{ m}^2$

| Energy Efficiency Rating                    |   | EU Directive |    |
|---------------------------------------------|---|--------------|----|
| Very energy efficient - lower running costs | A | 100-91       | 81 |
| Very energy efficient - lower running costs | B | 90-81        | 81 |
| Very energy efficient - lower running costs | C | 80-65        | 81 |
| Very energy efficient - lower running costs | D | 64-55        | 81 |
| Very energy efficient - lower running costs | E | 54-46        | 81 |
| Very energy efficient - lower running costs | F | 45-38        | 81 |
| Very energy efficient - lower running costs | G | 37-21        | 81 |

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