



Strathmore Court | Upper Gordon Road | Camberley | GU15 2HN

Price Guide £235,000 Leasehold - Share of Freehold

*Waterfords* W  
Residential Sales & Lettings

## Strathmore Court | Upper Gordon Road Camberley | GU15 2HN

SHARE OF FREEHOLD - This well proportioned first floor maisonette is located conveniently for Camberley Town Centre and Train Station. Although requiring a degree of updating it benefits from a refitted kitchen and two double bedrooms, as well a garage and store. No onward chain.

- Two bedrooms
- In need of updating
- Over 980 Year Lease
- Close to Town Centre
- First Floor Maisonette
- Share Of Freehold
- Garage and Store
- No Onward Chain

### Accommodation

This first floor maisonette is approached by it's own double glazed front door, opening to an entrance lobby and stairs rise to the first floor landing with an airing cupboard, access to a loft and a door giving access to a rear stairs. The front aspect 17ft ft Living/Dining room has a fireplace and is adjacent to the rear aspect Kitchen, this has been recently refitted with a good range on cupboards, contrasting worksurfaces and built-in appliances and additional appliance space. The two double bedrooms are served by a bathroom. The current heating is electric, however the property is served by a gas supply to convert to gas central heating. All rooms benefit from UPVC double glazed windows. NB: The property is unfurnished and would benefit from some updating, several images used have been enhanced with CGI's to show it's full potential.

SHARE OF FREEHOLD

982 Year Lease Estimated Service Charge for 2025 £1,400, £1 Peppercorn rent.



No onward chain



## Outside

The maisonettes are approached by an in and out shingle driveway with residents parking, and a driveway extends to the rear leading to a garage. There is a communal lawn with drying area. To the rear of the maisonette is a courtyard area with a brick store and stairs lead to the back door of the property.

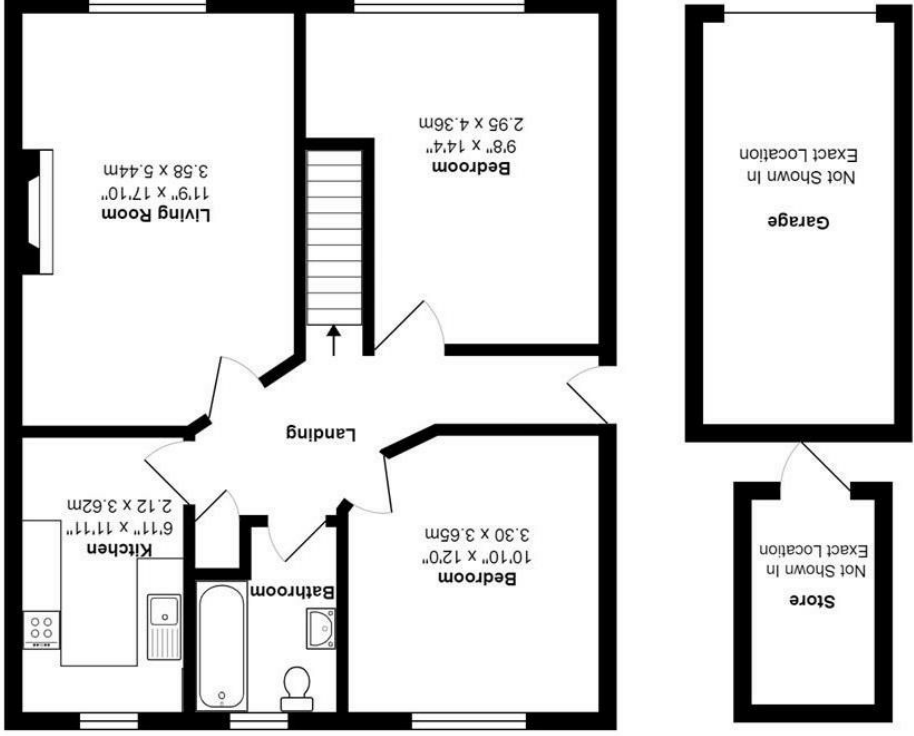
## Location

Located in an established road close to Camberley Town Centre, this generously sized maisonette is in a convenient location 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. The area also has highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located





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First Floor Total Area: 945 ft<sup>2</sup> ... 87.8 m<sup>2</sup> Including Garage and Store  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Target
75	54

England & Wales	
Key energy efficient - lower running costs	Key energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (39-54)
E (39-54)	C (55-68)
F (21-30)	B (81-91)
G (1-20)	A (92-100)

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