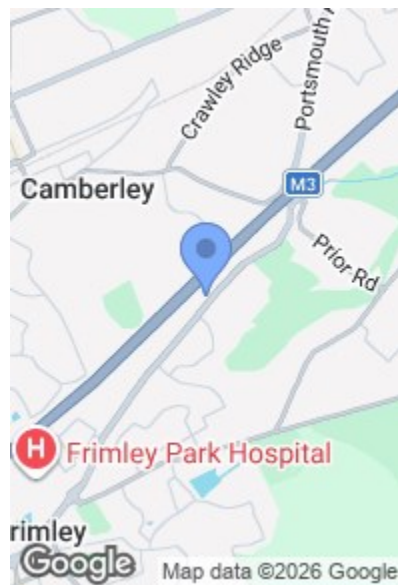


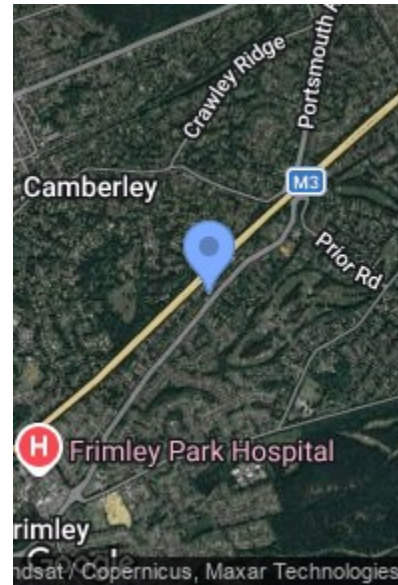


72 PORTSMOUTH ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £280,000

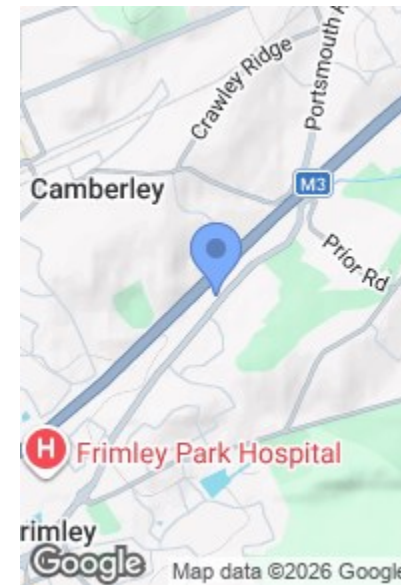
ROAD MAP



HYBRID MAP



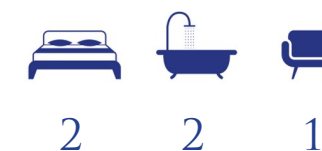
TERRAIN MAP



Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	81	81
	EU Directive 2002/91/EC	

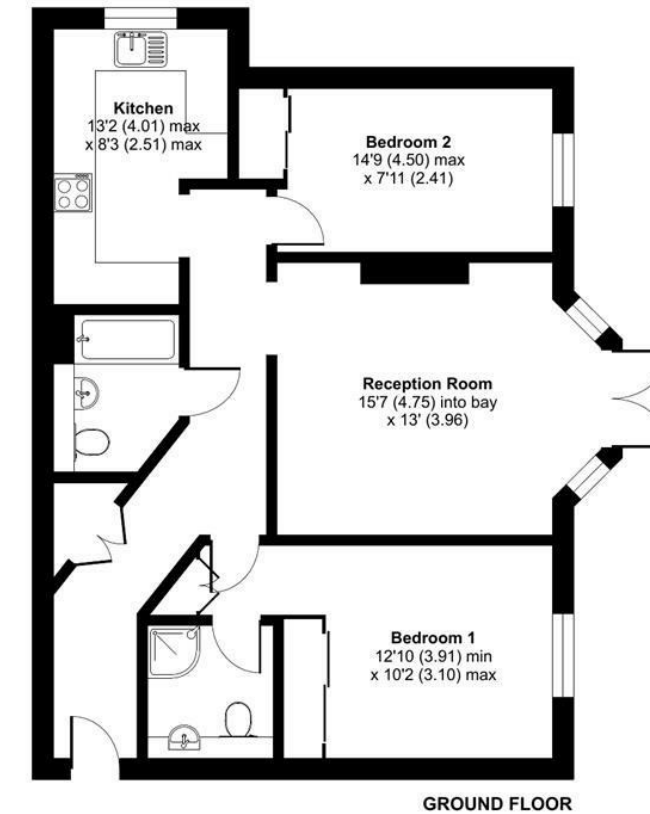




## FLOORPLAN

### Gresham Court, Portsmouth Road, Camberley, GU15

Approximate Area = 803 sq ft / 74.5 sq m  
For identification only - Not to scale



## MAIN FEATURES

- Stylish Ground Floor Apartment
- Two Good-Sized Bedrooms
- Newly Fitted Kitchen
- Reception Room With Media Wall
- New Boiler (Two Years Ago Approx.)
- Gated Development
- One Allocated Parking Space
- En Suite To Bedroom One
- Recently Painted
- Well Maintained Communal Grounds

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboard and laminate flooring.

### Reception Room

Media wall, laminate flooring and doors leading to patio area and communal grounds.

### Kitchen

Range of base and eye level units, sink, dishwasher, electric fan assisted oven, four ring gas hob, extractor fan and space for; fridge/freezer, microwave and washing machine. Tiled flooring.

### Bedroom One

Double bedroom, wardrobe with mirrored sliding doors, storage cupboard and carpet flooring. Door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin with storage, partly tiled walls and tiled flooring.

### Bedroom Two

Double bedroom, wardrobe with sliding doors and laminate flooring.

### Bathroom

Wash hand basin with storage, low level WC, bath with shower, partly tiled walls and tiled flooring.

### Lease Information

We have been advised by the current owner that there is approximately 107 years left on the lease. The current ground rent is approximately £300 per annum and the current service charge is approximately £2665.36 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1353927

## 72 PORTSMOUTH ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Positioned within the gated grounds of Gresham Court on Portsmouth Road is this impressive ground floor apartment, which offers a blend of modern living and convenience. The beautifully presented property boasts a newly fitted kitchen, two double bedrooms with an en suite to bedroom one, bathroom and a spacious reception room, enhanced by a striking media wall and doors that open out onto the patio area and leading to the well maintained communal grounds. The home has been recently painted by the current owner. The property includes one allocated parking space for your convenience, which is situated very close to the patio doors. The apartment is situated within walking distance of Frimley Park Hospital and Frimley high street, as well as a short distance from Camberley town centre, providing a variety of shops, restaurants and leisure facilities.