



York Road, Camberley

  
**MARTIN&CO**

# York Road, Camberley

- 999 Year lease
- No onward chain
- Close to town centre
- Refitted bathroom
- Refitted kitchen
- EPC: 73/77
- Council Tax band: C

***Modern two-bedroom apartment just a short walk from Camberley High Street, train station, and The Atrium. Includes spacious living area, stylish kitchen, loft storage, parking, and communal gardens. Ideal first-time buy or investment.***

Martin & Co are delighted to present this well-appointed two-bedroom second floor apartment, ideally situated within walking distance of Camberley High Street and the train station. The location also offers easy access to The Atrium Leisure Complex, which provides a wide range of amenities including restaurants, a multi-screen cinema, bowling alley, laser quest, and an arcade—perfect for entertainment and dining options right on your doorstep.

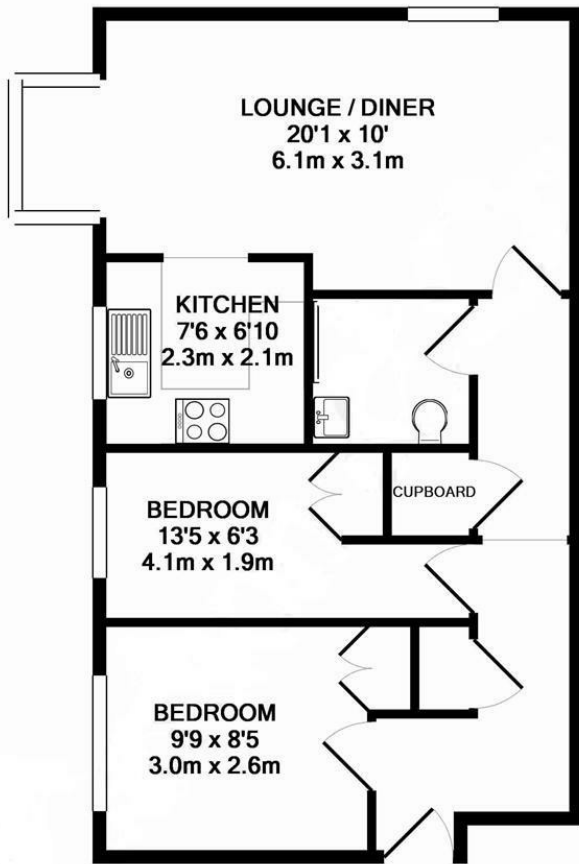


The accommodation comprises a welcoming entrance hall leading to a spacious living and dining room, a modern fitted kitchen, two generously sized bedrooms, and a contemporary bathroom. The apartment is set within a well-maintained development, boasting attractive communal gardens that provide a pleasant outdoor space for residents to enjoy.

Further benefits include one allocated parking space and access to visitor parking. In our opinion, this property would make an ideal first-time purchase or a smart buy-to-let investment, with a potential rental income of approximately £1,250 per calendar month.

Lease: 999 years from 2021  
Council Tax: Band C  
Ground rent: Zero (to be confirmed by your lawyer)  
Service charge; £1445 per annum

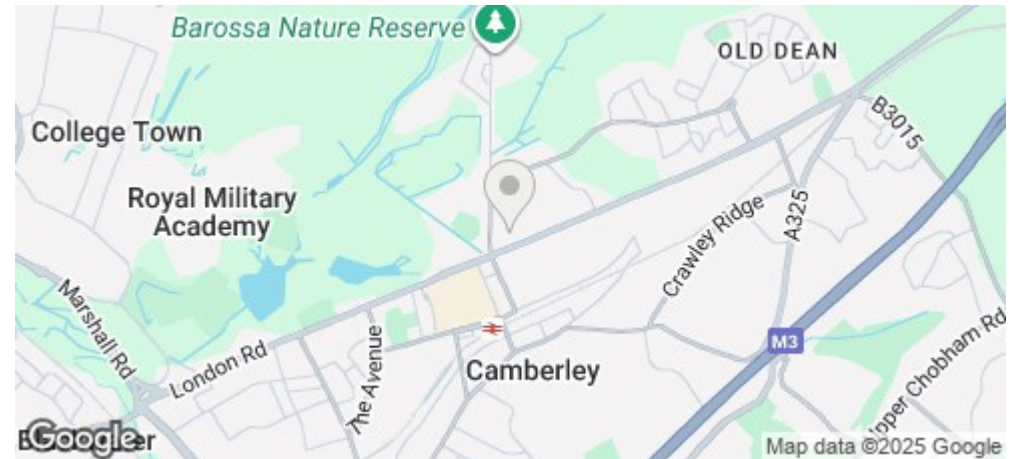




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2013

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Martin & Co Aldershot**  
173 Victoria Road, Aldershot, Hampshire,  
GU11 1JU  
Aldershot@martinco.com

**01252 311974**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

