



York Road, Camberley


MARTIN&CO

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- 999 Year lease
- No onward chain
- Close to town centre
- Refitted bathroom
- Refitted kitchen

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.

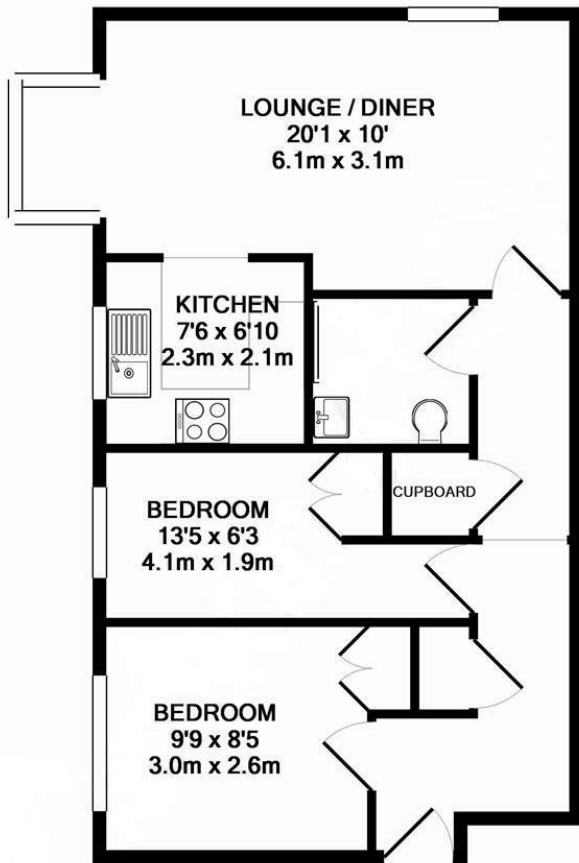


The accommodation comprises a welcoming entrance hall leading to a spacious living and dining room, a modern fitted kitchen, two generously sized bedrooms, and a contemporary bathroom. The apartment is set within a well-maintained development, boasting attractive communal gardens that provide a pleasant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

Further benefits include one allocated parking space, access to visitor parking, and the rare advantage of loft storage—offering practical solutions for everyday living. 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

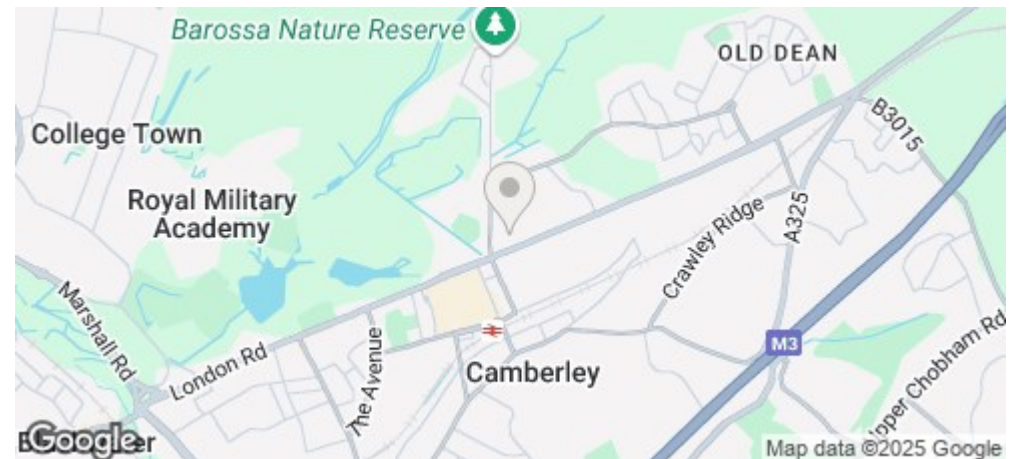




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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