



## Flat 7, Wessex House

Park Street | Camberley | Surrey | GU15 3PT

Asking Price £188,000 Leasehold

*Waterfords*  
Residential Sales & Lettings

# Flat 7, Wessex House

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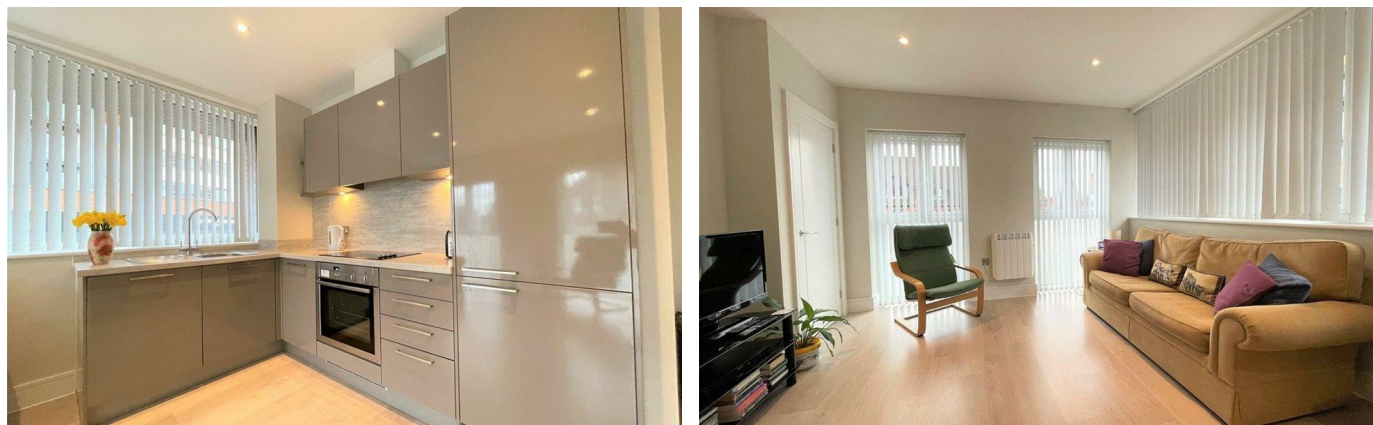
Asking Price £188,000

Wessex House is just a stone's throw from the town centre and train station, offering excellent shopping, entertainment and transport links.

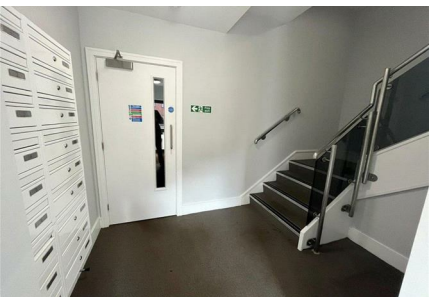
- Luxury apartment
- Allocated parking
- No onward chain
- Council tax band B
- High specification
- Double bedroom
- Town centre location
- EPC RATING C

## Accommodation

The communal entrance hall with entry phone system gives access to the first floor via a light and airy stairwell. The entrance hall leads to all rooms, the apartment has a spacious living/dining room which is open plan to the kitchen area, this is fitted with a selection of integrated appliances. The double bedroom is served by an adjacent shower room.



NO ONWARD CHAIN



## Outside

Wessex House has a secure telephone entry system accessed via its own private car parking area and this apartment benefits from an allocated parking space.

## Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

## FIRST FLOOR



7 WESSEX HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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