



Park Street | | Camberley | GU15 3PQ

Price Guide £150,000

**Waterford's**  
Residential Sales & Lettings



Park Street |  
Camberley | GU15 3PQ  
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Situated in the Town Centre, this flat is conveniently located for the many amenities Camberley has to offer, including a variety of shops, restaurants and station. This 2nd floor flat is well presented and served by a lift. No onward chain.

- One bedroom 2nd floor flat
- Luxury bathroom
- Fitted kitchen
- Lift access
- Town centre
- Close to station

### Description

Parkgate House is a carefully converted building by the renowned developer LUX HOMES in 2021. Enjoying high specification including Italian tiled bathrooms, luxury fitted kitchens with Zanussi appliances and quartz work surfaces this property enjoys high ceilings and views towards the Royal Military Sandhurst entrance. From the front door, this gives access to the entrance hall with storage cupboards. The open plan living room has high ceilings and is open plan to the kitchen, this has a good range of cabinets complimented by integrated appliances and quartz worksurfaces. The bedroom has a fitted wardrobe and is served by a separate bathroom. LETTING POTENTIAL: Providing a yield at 8% gross yield based on the purchase price of £150,000 and achieving £1000pcm. Lease 150 years from 2020, Ground Rent £250 pa Service Charge £2166 (2024)







### Location

Situated in the heart of Camberley town centre, just a short walk from a wealth of shops and restaurants. The train station, A30 and M3 are within close proximity making it an ideal location for commuters.

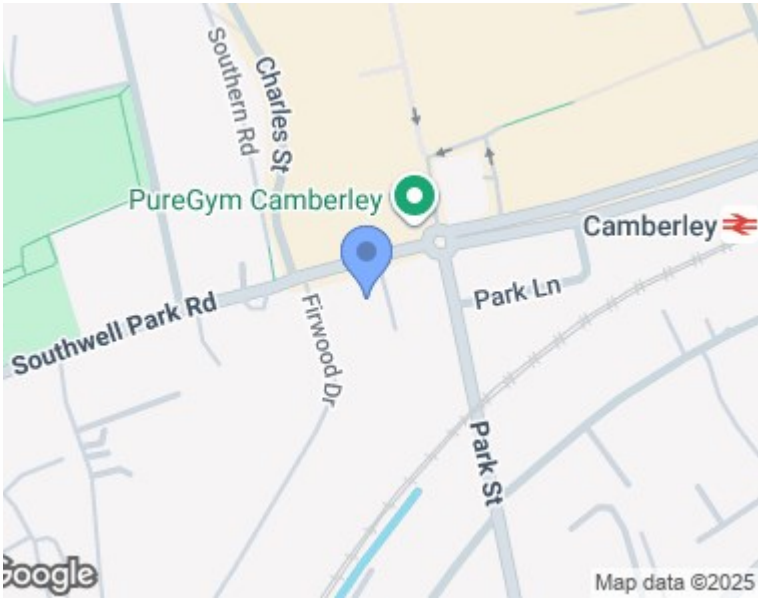
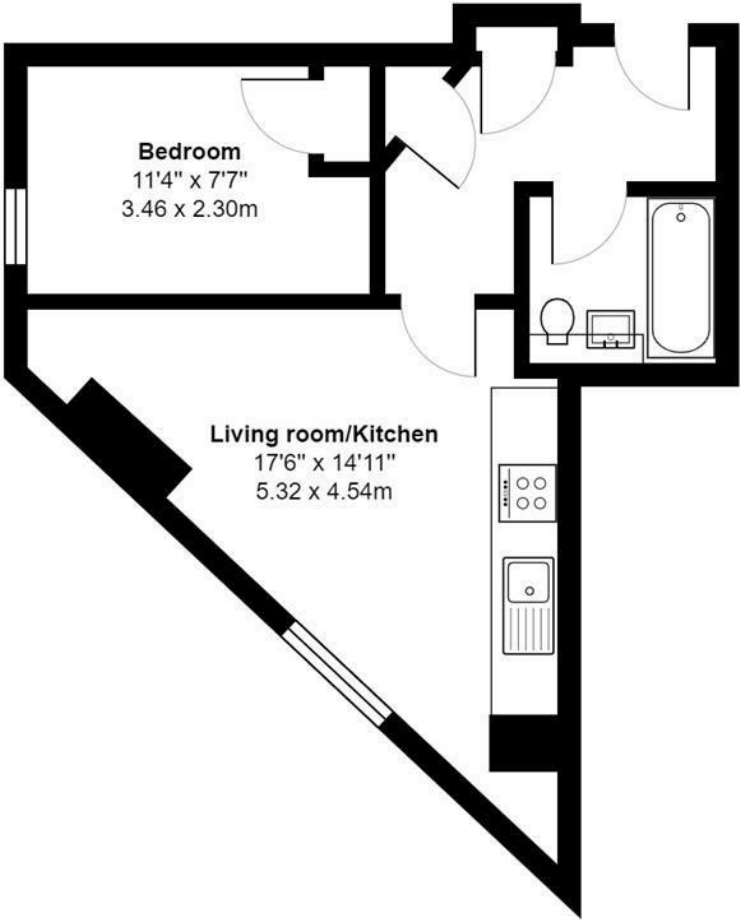
### Outside

The property is approached by a entry-phone system leading to the communal hallway with stairs and a lift to all floors. The apartment does not have allocated parking but contract parking can be obtained locally.



Parkgate House, 1, Park Street, Camberley, GU15 3PQ

All measurements are approximate and for display purposes only



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		

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