



## 2 Sentry House

Frimley Road | Camberley | Surrey | GU15 2QN

Asking Price £160,000 Leasehold

**Waterford's** *W*  
Residential Sales & Lettings



# 2 Sentry House

Frimley Road | Camberley

Surrey | GU15 2QN

Asking Price £160,000

This converted one bedroom ground floor apartment is within a 1930's Art Deco building and is located conveniently for the amenities on the property's doorstep. No onward chain.

- Open Plan Kitchen
- Double Bedroom
- Bike Store
- Road, Rail & bus networks nearby
- Ideal for first time buyers
- Video Entry System
- Yield of 7.54% based on current rent
- 994 year lease

## Accommodation

This ground floor one-bedroom apartment is positioned to the rear of the building and the building was converted in 2020, and now boasts a contemporary feel that is perfect for first-time buyers or Buy to Let investors alike. The communal entrance with a video entry phone system leads to the flat, an entrance hall with storage cupboards leads to the a reception room with an open plan kitchen, a well-appointed bedroom, and a sleek bathroom. Ideal for those looking to step onto the property ladder or expand their investment portfolio, We would expect this apartment to achieve £1100 per calendar month, providing a gross yield of over 7.5%. The lease has over 990 years left remaining.

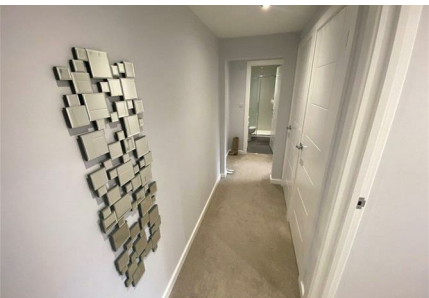




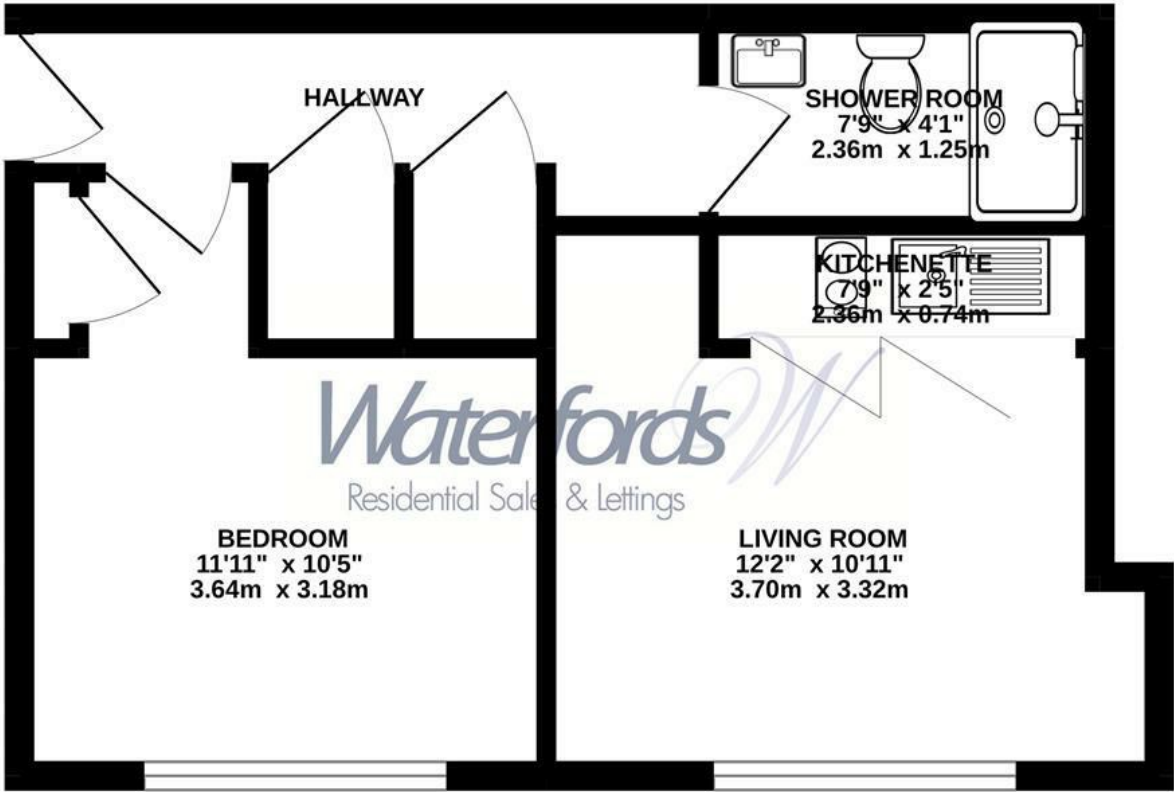
No onward chain



Situated towards the rear of Frimley Road in Camberley, Surrey, the flat is conveniently located for the shops, cafe and public houses, with Camberley High Street a short distance away with a comprehensive selection of retail and restaurants, as well as Gym's and Sports Centre



# GROUND FLOOR



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(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		
England & Wales EU Directive 2002/91/EC		

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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.