



## 7 Parkgate House

Park Street | Camberley | Surrey | GU15 3PQ

Guide Price £170,000 Leasehold

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



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Surrey | GU15 3PQ

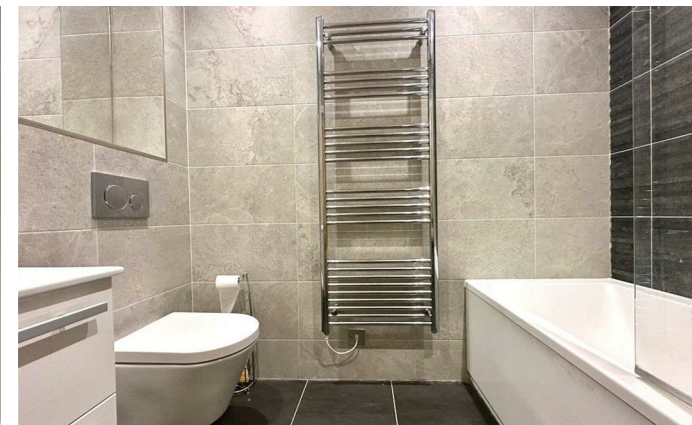
Guide Price £170,000

Opportunity to purchase an excellent investment or first time purchase in the heart of Camberley.

- Approx. 7% Yield
- VIDEO ENTRY SYSTEM
- ITALIAN TILED LUXURY BATHROOMS
- TOWN CENTRE LOCATION
- UNDERFLOOR HEATING
- FITTED KITCHEN
- ZANUSSI APPLIANCES
- COUNCIL TAX BAND: B

## Outside

Outside cycle store, bin area and fully landscaped gardens.



ATTENTION  
INVESTORS & FIRST  
TIME BUYERS!



### 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.

### Description

Parkgate House is an iconic building having been carefully converted into 17 luxury apartments by the renowned developer LUX HOMES back in February 2021.

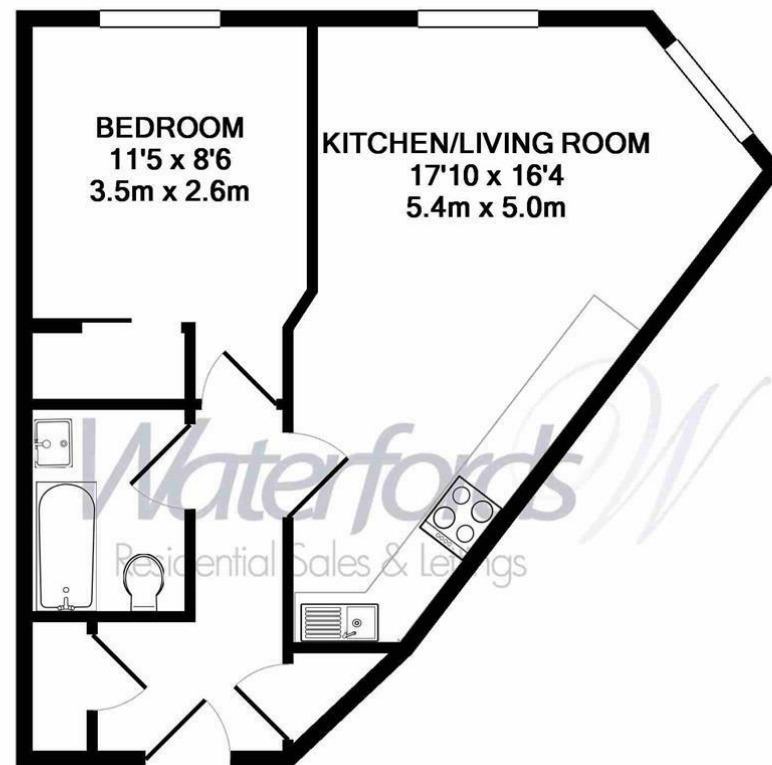
Enjoying the highest of specification including Italian tiled bathrooms, luxury fitted kitchens with Zanussi appliances and granite work surfaces this property flows with light due to high ceilings and many more extras that must be viewed to appreciate in person.

Providing an excellent yield at 7%+ Yield based on the purchase price of £185,000 and achieving £1000pcm.



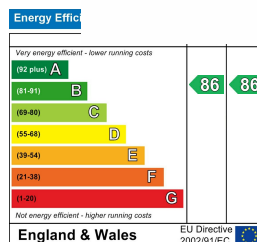
PARKGATE HOUSE





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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