



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

Price Guide £185,000 Leasehold

Waterford's W
Residential Sales & Lettings

Parkgate House | 1 Park Street Camberley | GU15 3PQ Price Guide £185,000

A festive AI image to celebrate the Christmas holidays.

Parkgate House is located in the heart of Camberley town centre close to local amenities walking distance to Camberley train and bus station and perfect for luxury town centre living. Ideal Investment or First Time Buyers purchase.

- One bedroom apartment
- High specifications
- 17ft Living room
- Open plan kitchen
- 15ft bedroom
- Luxury bathroom
- Town centre location
- EPC B

Accommodation

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 all floors are served by a lift.

From the front door, this gives access to the entrance hall with storage cupboard and linen 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 built-in wardrobe and is served by a separate bathroom.

LETTING POTENTIAL: Providing a yield at 7.1% gross yield based on the purchase price of £185,000 and achieving £1100pcm. Lease 150 years from 2020, Ground Rent £250 pa Service Charge £2166 (2024)

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.

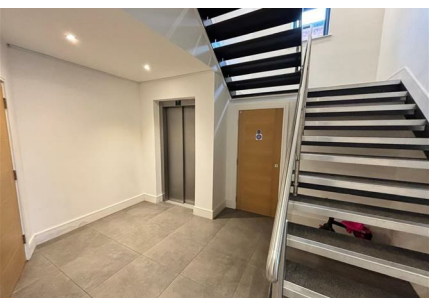
Location



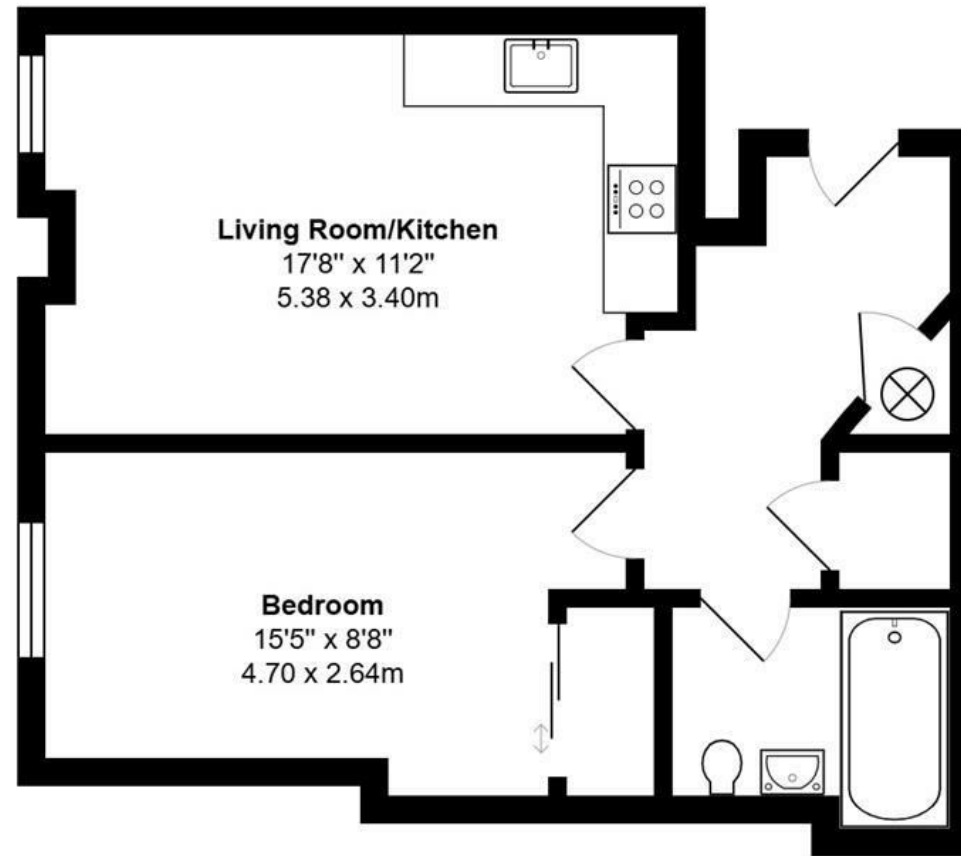
Town Centre
Location



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.



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



Total Area: 495 ft² ... 46.0 m²

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 | 85 | 85 |
| (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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