



## 3 The Courtyard

Southwell Park Road | Camberley | Surrey | GU15 3GL

Guide Price £240,000 Leasehold

**Waterfords**  
Residential Sales & Lettings



# 3 The Courtyard

Southwell Park Road  
| Camberley  
Surrey | GU15 3GL

Situated in the heart of Camberley Town Centre is this highly desirable two bedroom ground floor apartment.

- INVESTORS ONLY - 7.1% Yield!
- Walking Distance to Camberley Town Centre and Train Station
- Master Bedroom With En Suite
- Surrey Heath Council Tax Band D
- Ground Floor Two Bedroom Apartment
- 25ft Open Plan Living/Kitchen Room
- Allocated Parking

## Outside

The property has communal grounds with a mixture of paving and lawn area. Gated access makes the development very private. Property comes with allocated parking for one car and there is also additional visitors parking.





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7.1% Yield!



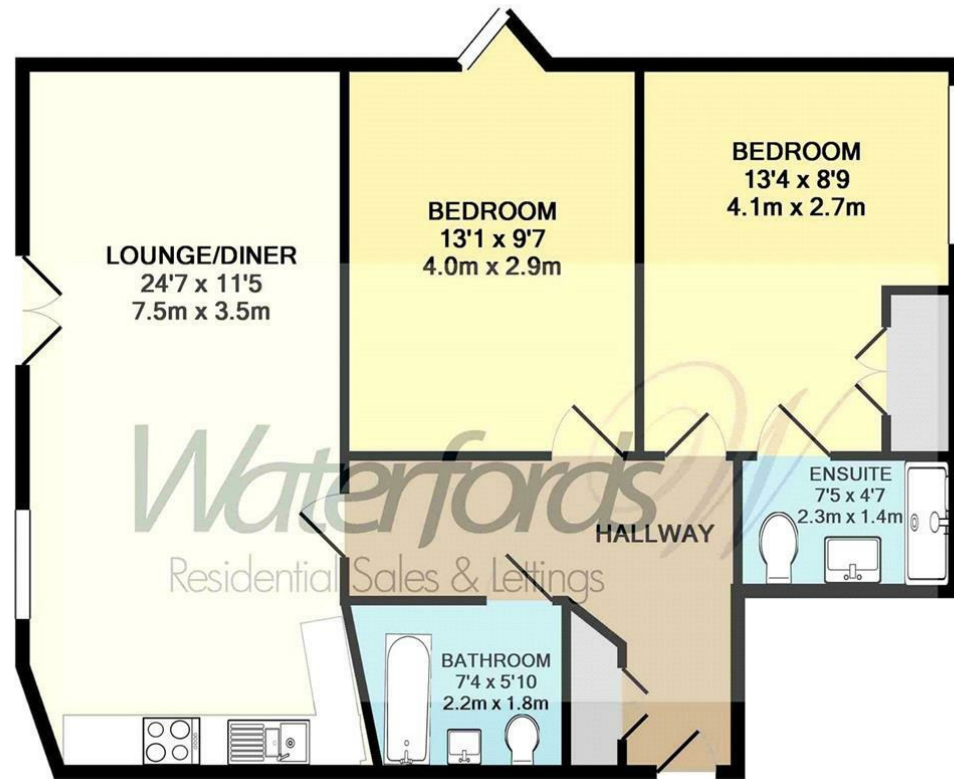
## Location

Property is situated in the centre of Camberley and is ideally located for the shopping centre and train station. The town centre offers plenty of shops, restaurants and amenities as well as Vue Cinema and Bowlplex complex.

## Description

Situated in the heart of Camberley Town Centre is this highly desirable two bedroom ground floor apartment. Property benefits from two double bedrooms with the master bedroom benefiting from fitted wardrobe and en suite shower room, there is also a large 25ft open plan living and kitchen room with integrated appliances in the kitchen and family bathroom.

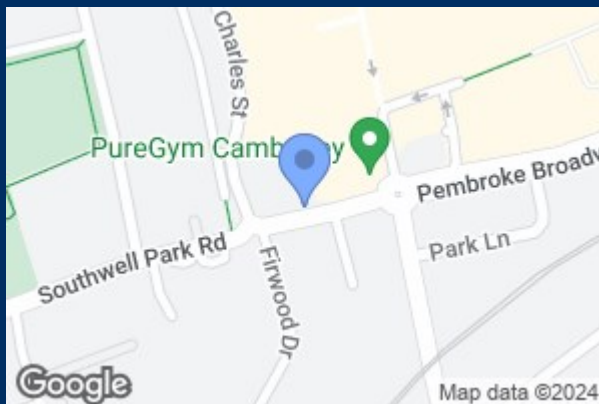
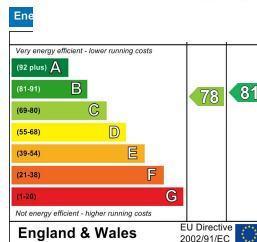
Property also has telephone entry system and also the added benefit of double glazing. Apartment is modern throughout. Years remaining on lease - 109. Ground rent p/m approx. - £33. Maintenance charge p/m approx. - £216



TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

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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