



Wessex House | 80 Park Street | Camberley | GU15 3PT

Asking Price £185,000 Leasehold



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A festive AI image to celebrate the Christmas holidays.

An immaculately presented second floor one bedroom apartment located within the heart of Camberley town centre and within walking distance to the train station. Allocated parking and no onward chain.

- Second floor apartment
- High Specification Kitchen
- Modern bathroom
- Allocated parking space
- Walking Distance To Train Station
- Town Centre location
- Council Tax Band B
- EPC C

Accommodation

An immaculately presented second floor one bedroom apartment which is approached by a communal hallway and stairs to the first floor. The front door opens to a central hallway and leads to the open plan living area enjoying a view towards the rear and a westerly aspect, the high specification kitchen is open plan and has a range of integrated appliances. The rear aspect bedroom is served by a luxury three piece bathroom suite. Additional benefits include vaulted ceilings, double glazing and an entry system. NB: Several photographs are when the property was first refurbished.

EPC Rating: B.

Leasehold 114 years remaining, £275 Ground rent, Service Charge £1143 p.a



No Onward
Chain



Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

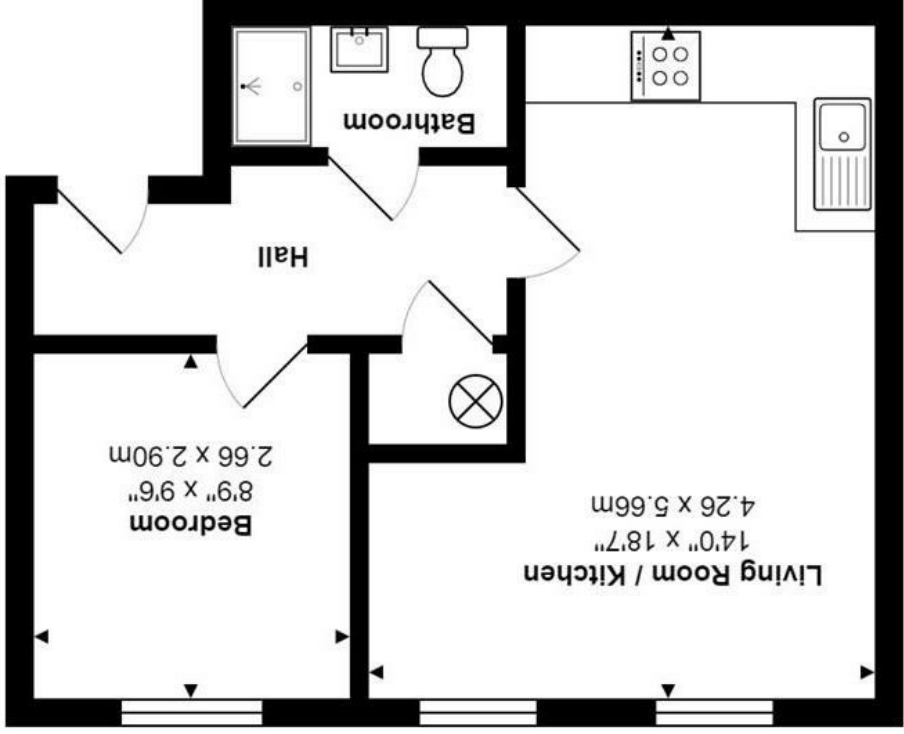
Outside

Wessex House has a secure telephone entry system, and an allocated private car parking space.



Wessex House, Park Street, Camberley, GU15 3PT

SECOND FLOOR



Total Area: 405 ft² ... 37.6 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
	79
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	1-20
F	21-30
E	31-40
D	41-50
C	51-60
B	61-80
A	81-100
Very energy efficient - lower running costs	

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