



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

Price Guide £150,000 Leasehold

Waterford's
Residential Sales & Lettings

Wessex House | 80 Park Street
Camberley | GU15 3PT
Price Guide £150,000

An immaculately presented second floor studio apartment which is located a short walking distance from everything you need, such as Camberley Train Station and the town centre. High specification and modern kitchen with integrated appliances. No onward chain.

- Second floor Studio Apartment
- High specification Kitchen
- Walking distance To Town Centre And Train Station
- Council Tax Band B
- Three piece Bathroom suite
- Allocated parking space
- EPC C
- No onward chain

Accommodation

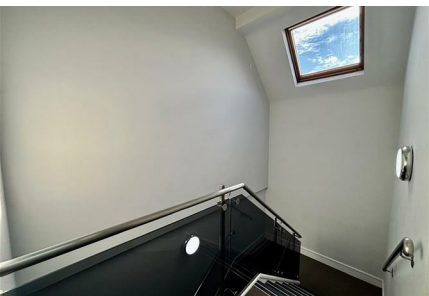
An immaculately presented second floor studio apartment which is approached by a communal hallway and stairs to the second floor. The front door opens to a central hallway and leads to the open plan sitting/bedroom/kitchen enjoying vaulted ceilings and a view towards the front and a easterly aspect, the high specification kitchen is open plan and has a range of integrated appliances. From the entrance hall access is given to a large recessed storage cupboard with plumbing for a washing machine and the hallway gives access to a luxury three piece bathroom suite. Additional benefits include double glazing and an entry phone system.

EPC Rating: C

Leasehold 113 years remaining, £275 Ground rent, Service Charge £1143 p.a



No onward chain



Outside

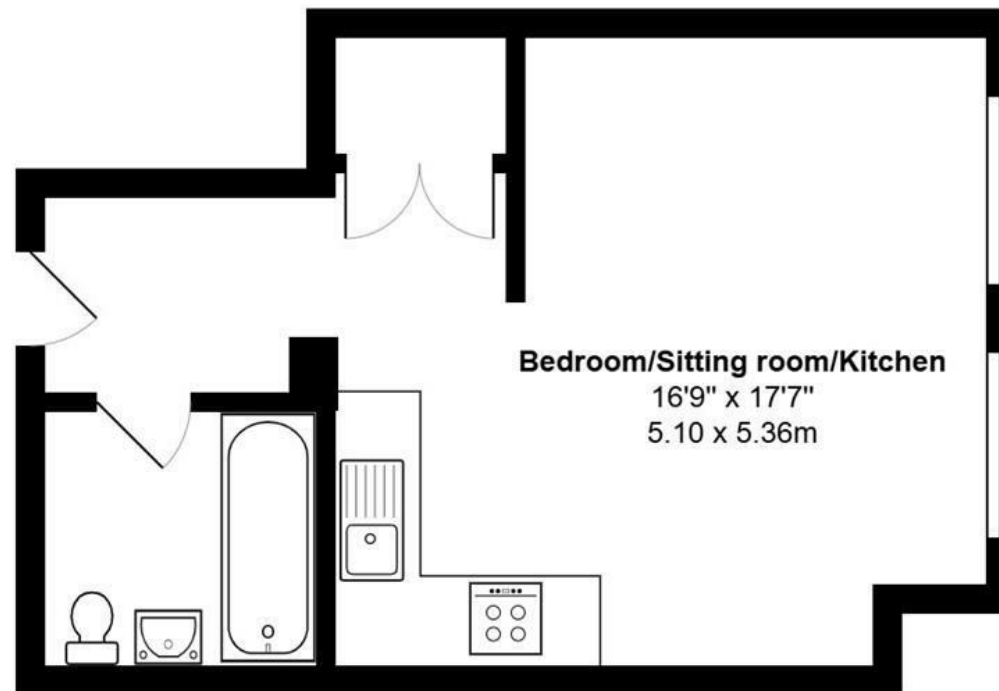
Wessex House has a secure telephone entry system, and an allocated private car parking space.

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.



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



Total Area: 380 ft² ... 35.3 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		
(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		

27 High Street
Camberley
Surrey
GU15 3RB
01276 66566

camberley@waterfords.co.uk