

# Park Road Camberley, GU15 2SP



£245,000 Leasehold



- Two double bedrooms
- Well presented throughout
- Double glazed windows
- Share of freehold
- Spacious accommodation
- Circa 18 ft living/dining room
- Walking distance of town centre & train station
- Gas central heating
- Garage in a block and parking



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# Summary

A well presented and deceptively spacious light and airy top floor apartment situated withing walking distance of the town centre. Presented in good order throughout the accommodation comprises entrance hall, sizeable open plan living/kitchen/dining room, two generous sized double bedrooms and a modern bathroom suite. Further benefits include gas radiator heating and double glazing. Outside there is a well maintained communal garden, parking and a garage in a block. A viewing of this apartment is highly recommended to appreciate the surprisingly spacious accommodation on offer. Long lease of 956 years remaining.

EPC Rating: C

Council Tax C: £2,277.34 p.a. (2026/2027) | Service Charge: £2,167.08 p.a.

Camberley is located 35 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 has the



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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