

# 1 Sentry House, 110e Frimley Road Camberley, GU15 2QN



£152,500 Leasehold



- Converted in 2018
- One bedroom apartment
- Shower room
- Living Room/Kitchenette

- Ground floor apartment
- No onward chain
- Potential 6% rental yield
- 994 year lease remaining



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# Summary

Converted in 2018, this one bedroom ground floor apartment lends itself to an investment or first time buyer with a potential rental income of £800 per calendar month producing a yield of 6.29%.

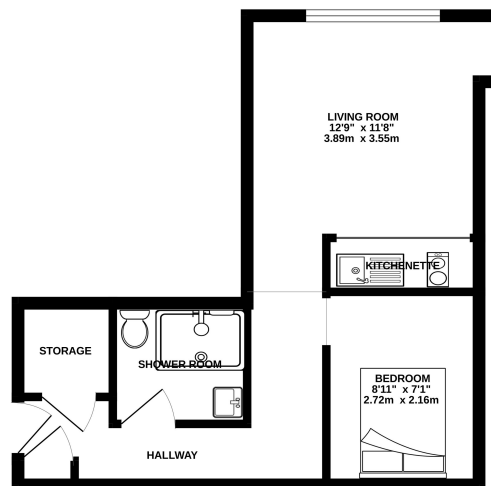
The apartment comprises an entrance hall, living room/open plan kitchenette, bedroom and shower room. The property is within walking distance of local amenities and there is a private car park to the rear, subject to a parking permit.

EPC: C Council Tax band B: £1,818.30 p.a. Ground Rent: £150 p.a. Service Charge: £970 p.a. Lease: 999 years from January 2019 (994 years to run)

Camberley is a vibrant town located less than 40 miles south west of London, with excellent commuter links via the M3, M4 and numerous mainline train stations nearby. The town centre offers an array of local and chain shops and restaurants, while also offering excellent recreational amenities with a recently constructed leisure centre and excellent golf clubs via Camberley Heath, Pine Ridge and Windlesham to name but a few. There are outstanding areas for cyclists, runners, walking and dog walkers alike with Barossa Common.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of dimensions, volumes, weights and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with Hering 50002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.