

# Flat 5 Elands Court, 49 Park Road Camberley, GU15 2SP



## £199,950 Share of Freehold



- One Double Bedroom
- Ideal First time or Investment purchase
- Close to Camberley Town Centre
- Potential Rental Income of £900pcm
- No Onward Chain

- First Floor Apartment
- 16ft Reception Room
- 16ft Bedroom
- 10ft Kitchen
- Allocated & Visitor Parking



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR  
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel 01252 838 899

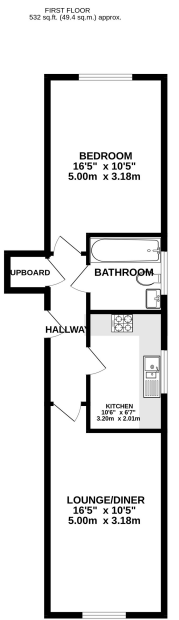
1 Guildford Road, Frimley Green, Surrey, GU16 6NL

# Summary


A share of freehold modern first floor apartment, ideal for a first time buyer or rental investment buyer, generating a monthly rental income of £900 per calendar month producing a 5% yield. The property will be sold with vacant possession and the accommodation comprises an entrance hall, 16ft front aspect reception room, 10ft kitchen, 16ft bedroom, bathroom, communal gardens with allocated and visitor parking to rear. The property has double glazing, gas central heating and it is located close to Camberley town centre.

EPC Rating: C Council Tax Band C: £2,175.25 p.a. (2025/26) Lease: 976 years remaining Ground Rent: Nil (Share of Freehold) Annual service charge: £1,150.00

Location: Camberley is located 35 miles south west 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 Atrium complex with a health & fitness club, cafés and restaurants, whilst Camberley Heath Golf Course, Camberley Cricket Club and Camberley Theatre also offer excellent facilities.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, yards and all other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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 to be taken as to their quantity or efficiency can be given.  
Made with Merge 5/2023

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		75	77
(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, 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.