

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



£215,000 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



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Summary

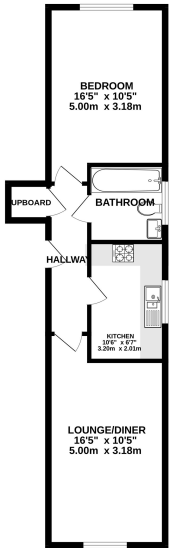
A share of freehold modern purpose built first floor apartment ideal for a first time buyer or rental investment buyer generating a monthly rental income of £900 per calendar month producing a 5% yield. The property will be sold with vacant possession and the accommodation comprises, entrance hall, 16ft reception room with front aspect, 10ft kitchen with side aspect, 16ft bedroom with rear aspect, bathroom with power shower, communal gardens with allocated and visitor parking to rear. The property also features double glazing, gas central heating and 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 charges: £1,150.00.


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 has The Atrium complex offering a health & fitness club, cafés and restaurants. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and Camberley Theatre.



FIRST FLOOR
532 sq ft. (49.4 sq.m.) approx.



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 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 operability 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.