



Pembroke House

Frimley Road, Camberley GU15 2PQ

A contemporary range of one and two bedroom apartments
available for Shared Ownership



CLARION
HOUSING



Designed for living

Welcome to Pembroke House – a new collection of one and two-bedroom homes in the picturesque town of Camberley, Surrey.

Ideally situated on the southern edge of Camberley and within reach of Surrey’s scenic countryside, Pembroke House also enjoys excellent connections to cities throughout the South East – with Guildford only a short drive away and London just over an hour by train*.

Each home at Pembroke House is built to the highest standards. With a fresh contemporary interior, a fitted kitchen, dedicated parking and a design that combines the best of traditional and modern, Pembroke House residences are the ideal place to make a home.

* Train travel times are taken from Nationalrail.co.uk, measured from Camberley station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).

Welcome to Camberley

A picturesque Surrey town with a distinctive character and a rich heritage, Camberley is the perfect setting for modern living – close to the beauty of the English countryside, yet just over an hour from London by train*.

For your day-to-day needs, Camberley offers a wide range of amenities, including Sainsbury’s, Waitrose and Lidl supermarkets as well as a GP surgery just moments from the development. In the town centre, The Square is home to a variety of high street names, while Guildford is just a short drive away and provides an even broader range of retail. Many local schools are rated highly by Ofsted, including South Camberley Primary and Nursery School, Saint Mary’s Nursery, and Cordwalles Junior School – while older pupils can choose from Kings International College and Collingwood College (all rated “Good”).

When it’s time to take a break, there’s a huge range of choices in Camberley. The focal point of the town centre is The Atrium, an entertainment and leisure complex featuring a Vue cinema, a gym, a bowling alley and a great selection of restaurants such as Zizzi, Bill’s and Mimosa. Sporting activities of all kinds can be found at the modern Places Leisure Camberley and PureGym; or, for a more fun take on fitness, try an hour at Gravity Force Trampoline. Alternatively, quench a thirst with drinks at The Bear or cocktails at The Hoxon. For days out, scenic walks on the South Downs are just a short drive away, while closer to home Crabtree Park and Watchmoor Nature Reserve are well within walking distance – so you’ll never run out of options for peace and quiet.

* Train travel times are taken from Nationalrail.co.uk, measured from Camberley station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy. Background image credits: ‘St. Ann’s Hill’ by synx508; CC image, sourced from Flickr. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.



Picture credits, left to right: ‘People drinking coffee high angle view stock photo’ by seb_ra; ‘Woman shopping in East London second hand marketplace stock photo’ by lechatnoir. Bottom: ‘South downs stock photo’ by kodachrome25, Stock images, sourced from iStock.

What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Surrey countryside.



Pembroke House - Frimley Road, Camberley, GU15 2PQ



Food & drink

- 1 The Crabtree
- 2 New Inn
- 3 The Bear
- 4 Wagamama
- 5 Wildwood
- 6 Old Thai House
- 7 Bill's
- 8 7Bone Burger Co.



Schools

- 1 South Camberley Primary and Nursery School
- 2 Saint Mary's Nursery
- 3 Cordwalles Junior School
- 4 Tomlinscote School
- 5 Sandringham Infant & Junior School
- 6 Kings International College
- 7 Collingwood College



Amenities

- 1 Sainsbury's
- 2 Co-op
- 3 Waitrose
- 4 Lidl
- 5 Camberley Library
- 6 Camberley Health Centre
- 7 The Square
- 8 The Atrium



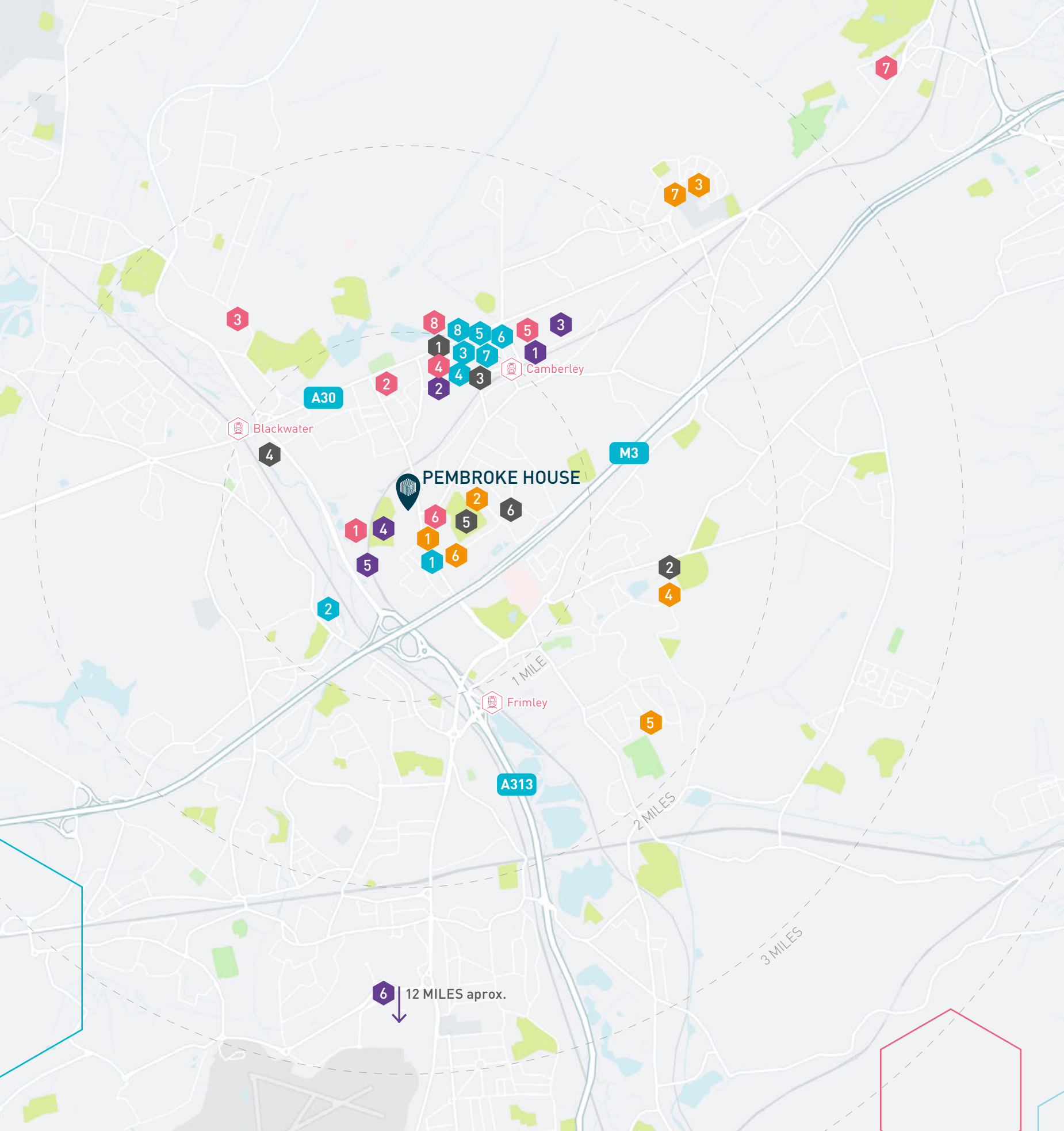
Fitness & leisure

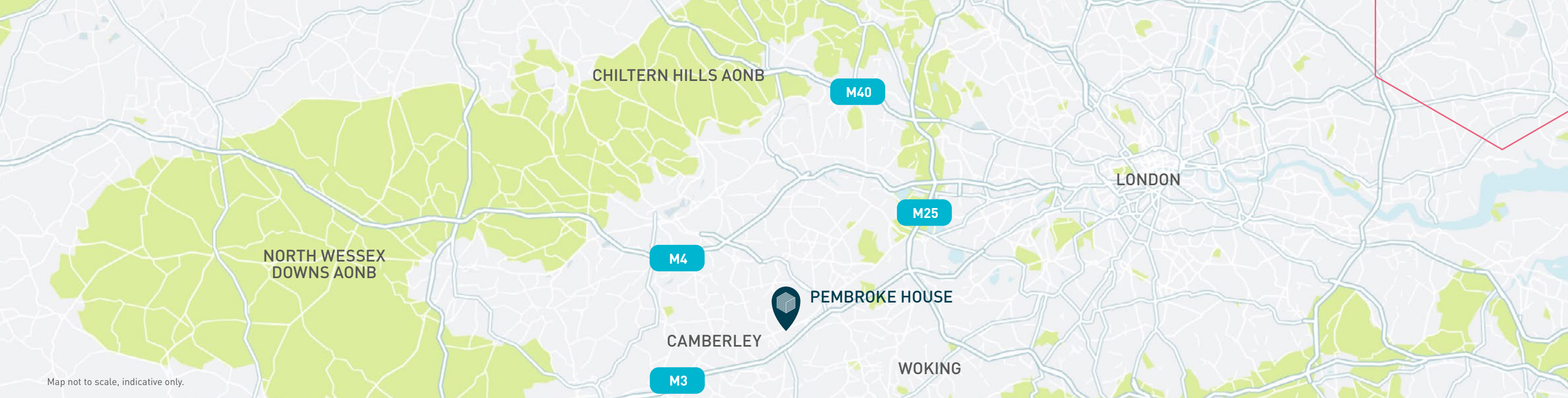
- 1 Places Leisure Camberley
- 2 Tomlinscote Sports Centre
- 3 PureGym Camberley
- 4 Gravity Force Trampoline
- 5 Camberley Rugby Football Club
- 6 Camberley Cricket Club



Attractions and parks

- 1 Camberley Theatre
- 2 Vue Cinemas
- 3 Camberley Obelisk
- 4 Crabtree Park
- 5 Watchmoor Nature Reserve
- 6 South Downs

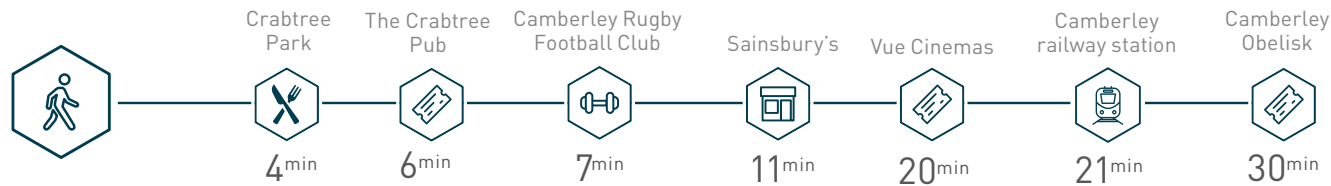




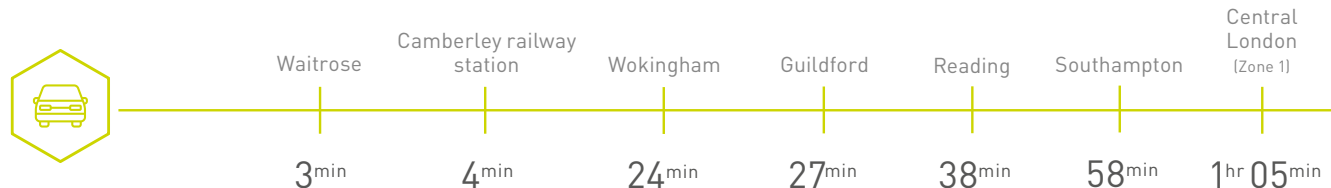
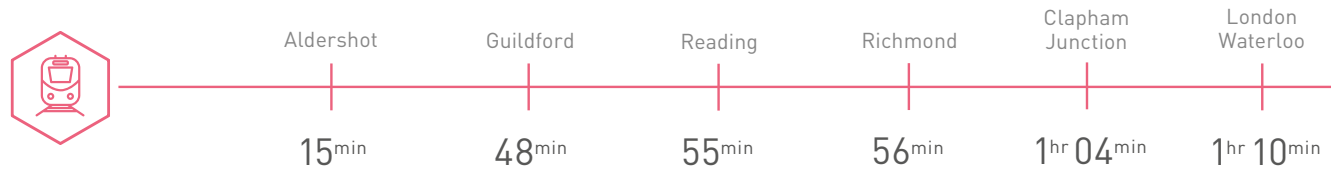
Map not to scale, indicative only.

Transport Links

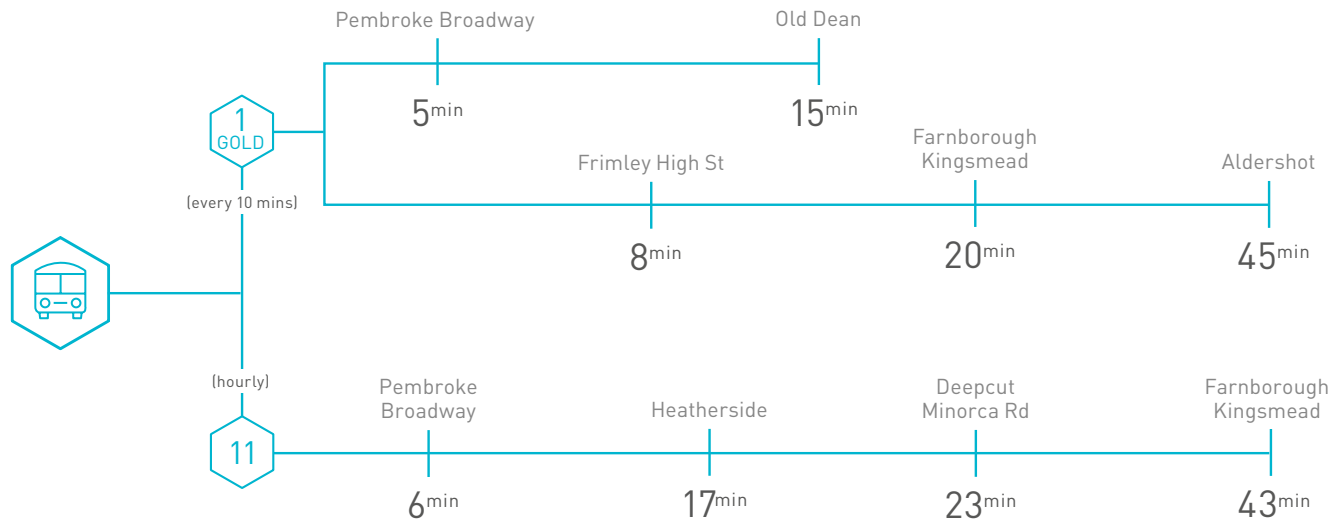
Camberley has excellent connections to London and the wider South East.



Journey times from Camberley station*:



Bus services are available from the nearby Royal Standard and Bristow Road stops on Frimley Road.*



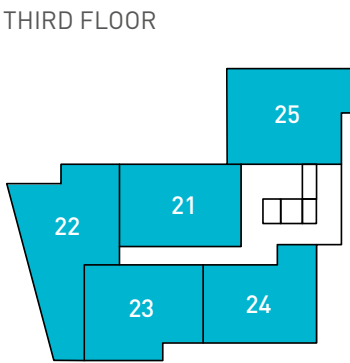
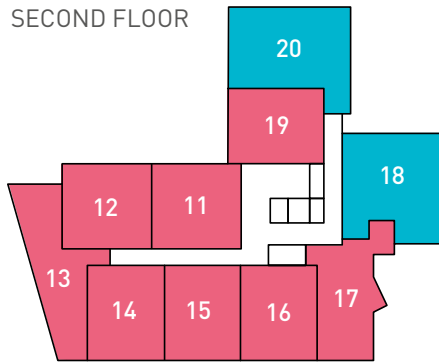
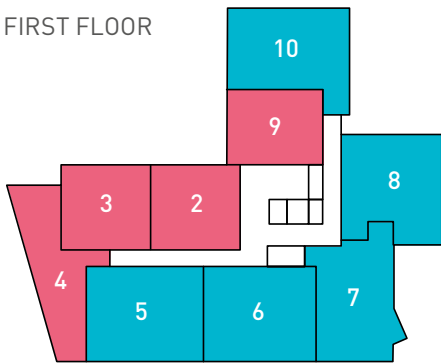
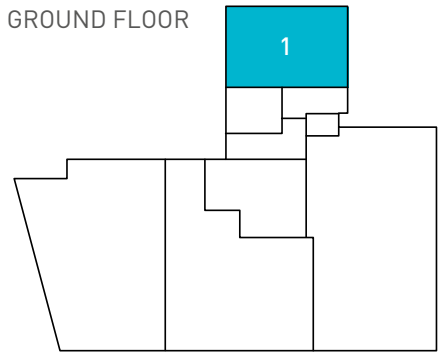
* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic. Where precise journey time information from specific bus stops is unavailable, estimates may be given. Where various times exist for a particularly bus journey, averages may be given.

Explore Pembroke House

Pembroke House transforms the existing site with a resident outdoor space, a selection of landscaping and a building that represents the best of traditional and modern.

Each home also benefits from a dedicated parking space.

Some homes additionally include a balcony or other outdoor space – please check individual plots.



Key to Site Plan

One bedroom apartments

Two bedroom apartments

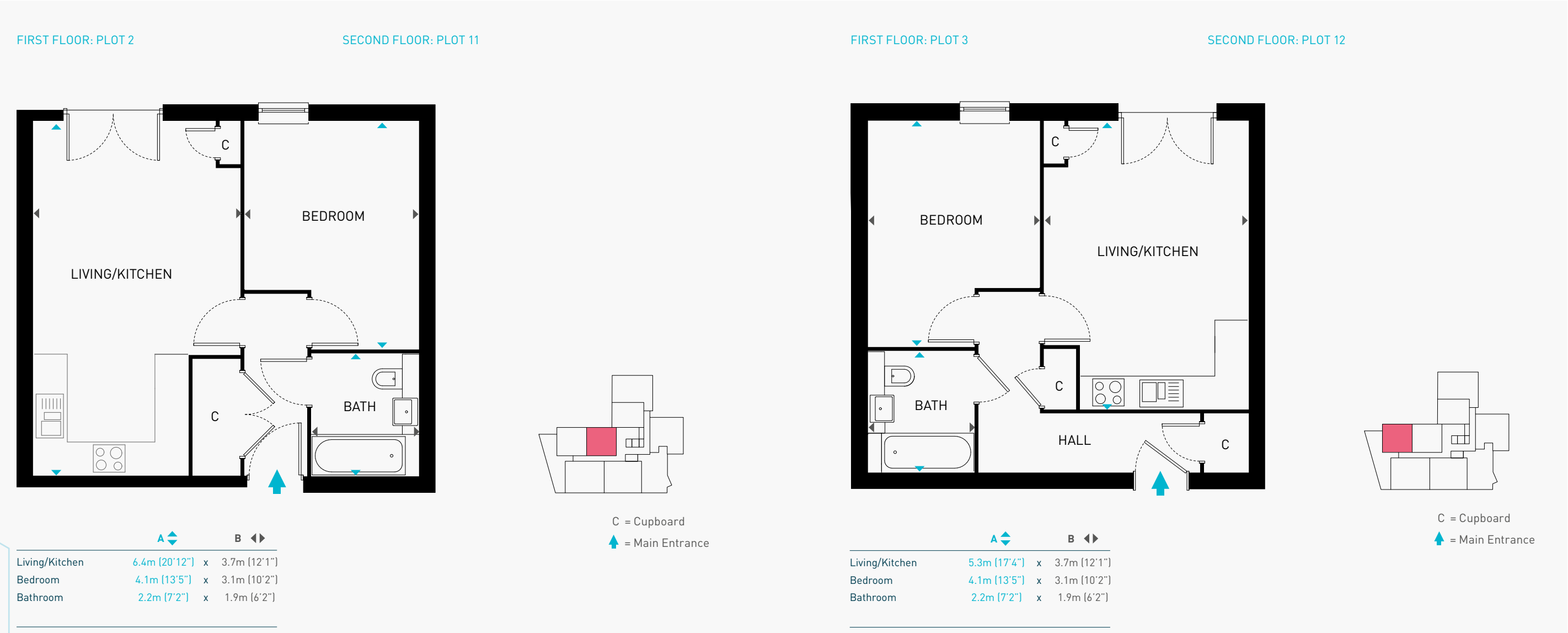


One bedroom apartment

Plots 2, 11 – 45.7m² / 491sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 2, 11



The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

One bedroom apartment

Plots 3, 12 – 45.7m² / 491sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 3, 12

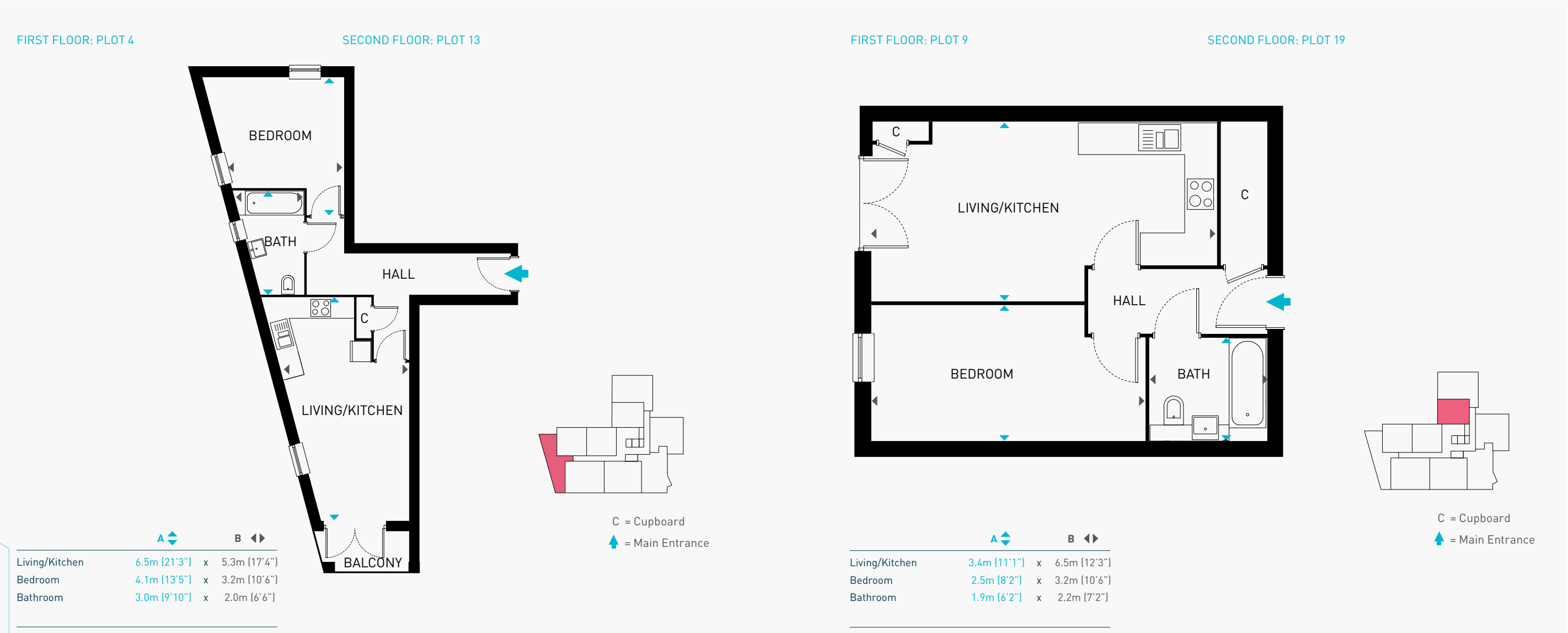
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One bedroom apartment

Plots 4, 13 – 47.6m² / 512sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 4, 13



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One bedroom apartment

Plots 9, 19 – 45.9m² / 494sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 9, 19

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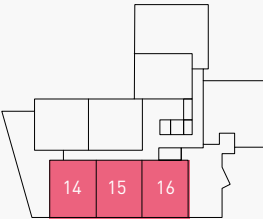
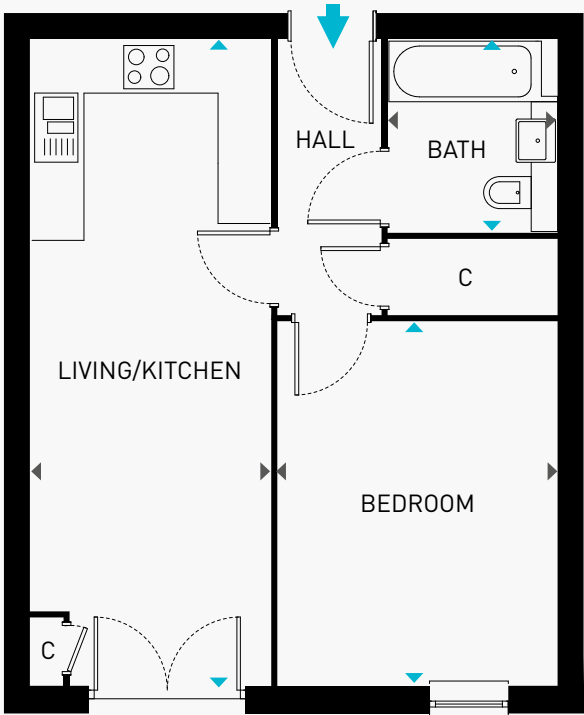
One bedroom apartment

Plots 14, 15, 16 – 45.6m² / 490sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 14, 15, 16

SECOND FLOOR: PLOT 14, 15, 16



C = Cupboard
▲ = Main Entrance

	A		B
Living/Kitchen	7.4m [24'3"]	x	2.7m [8'10"]
Bedroom	4.2m [13'9"]	x	3.2m [10'6"]
Bathroom	2.2m [7'2"]	x	1.9m [6'2"]

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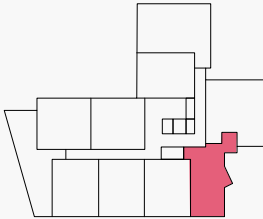
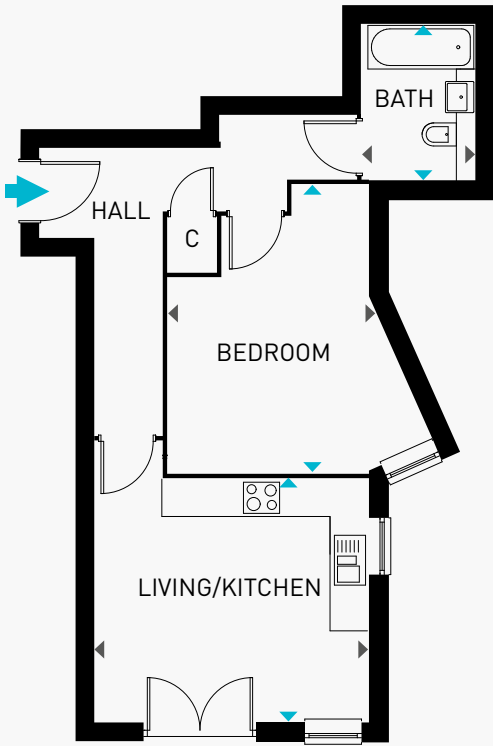
One bedroom apartment

Plot 17 – 45.7m² / 491sqft
Pembroke House, Frimley Road, Camberley, GU15



Plot 17

SECOND FLOOR: PLOT 17



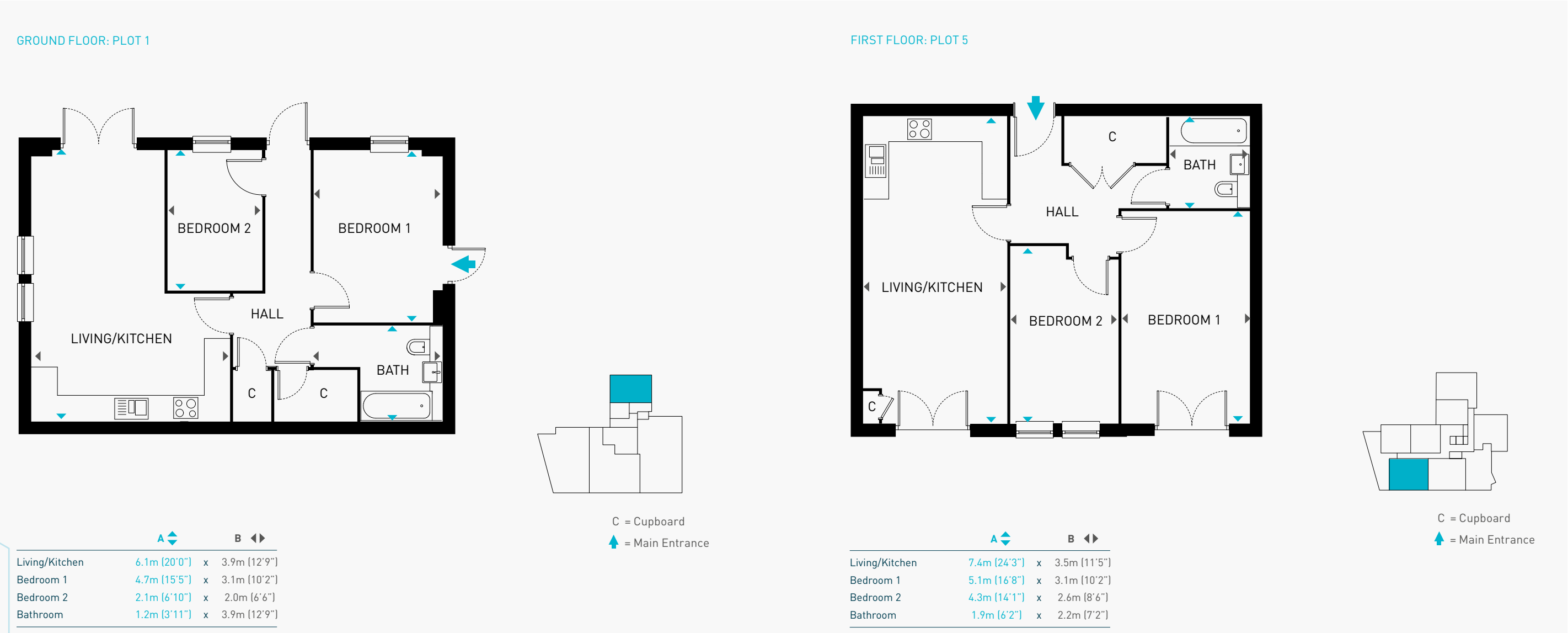
C = Cupboard
▲ = Main Entrance

	A		B
Living/Kitchen	3.7m [12'1"]	x	4.5m [14'9"]
Bedroom	4.6m [15'1"]	x	3.3m [10'9"]
Bathroom	2.4m [7'10"]	x	1.8m [5'10"]

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Two bedroom apartment

Plot 1 – 63.5m² / 683sqft
Pembroke House, Frimley Road, Camberley, GU15



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Two bedroom apartment

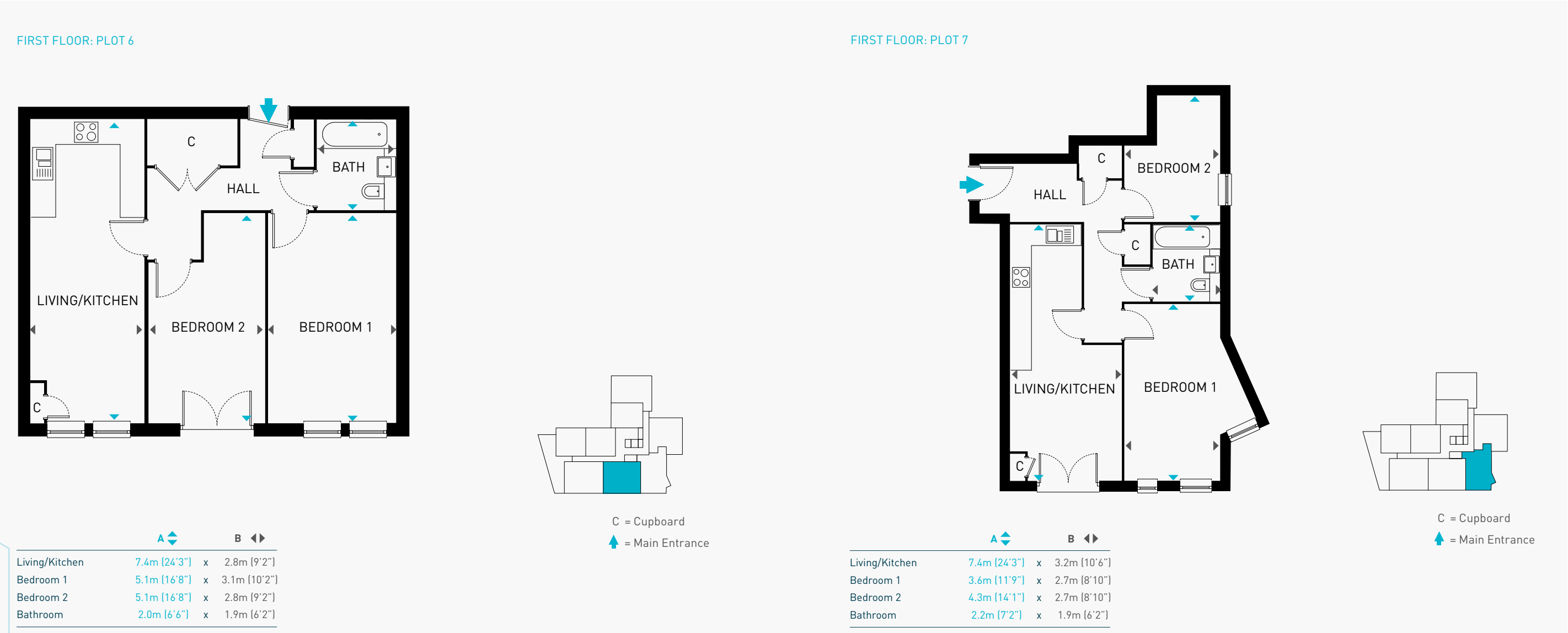
Plot 5 – 69.2m² / 744sqft
Pembroke House, Frimley Road, Camberley, GU15



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Two bedroom apartment

Plot 6 – 69.5m² / 748sqft
Pembroke House, Frimley Road, Camberley, GU15



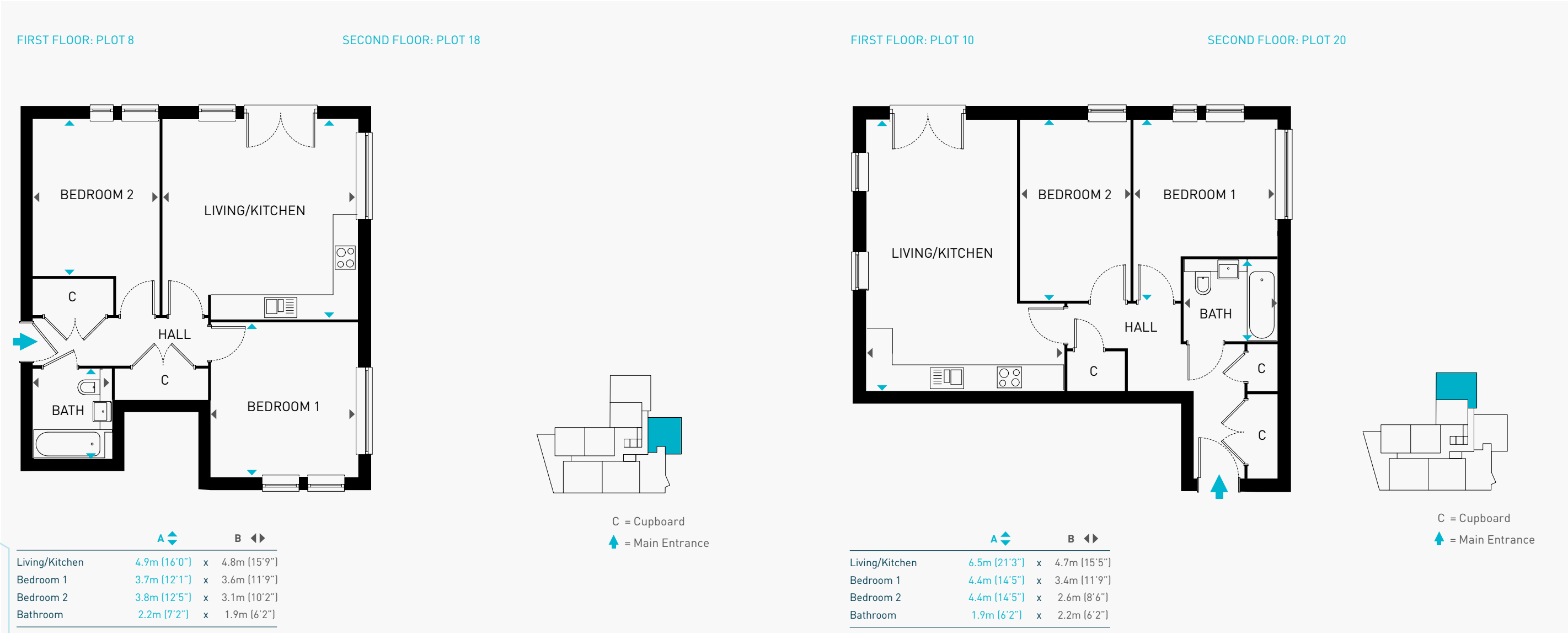
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Two bedroom apartment

Plots 8, 18 – 66.9m² / 720sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 8, 18



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Two bedroom apartment

Plots 10, 20 – 68.1m² / 733sqft
Pembroke House, Frimley Road, Camberley, GU15



Plots 10, 20

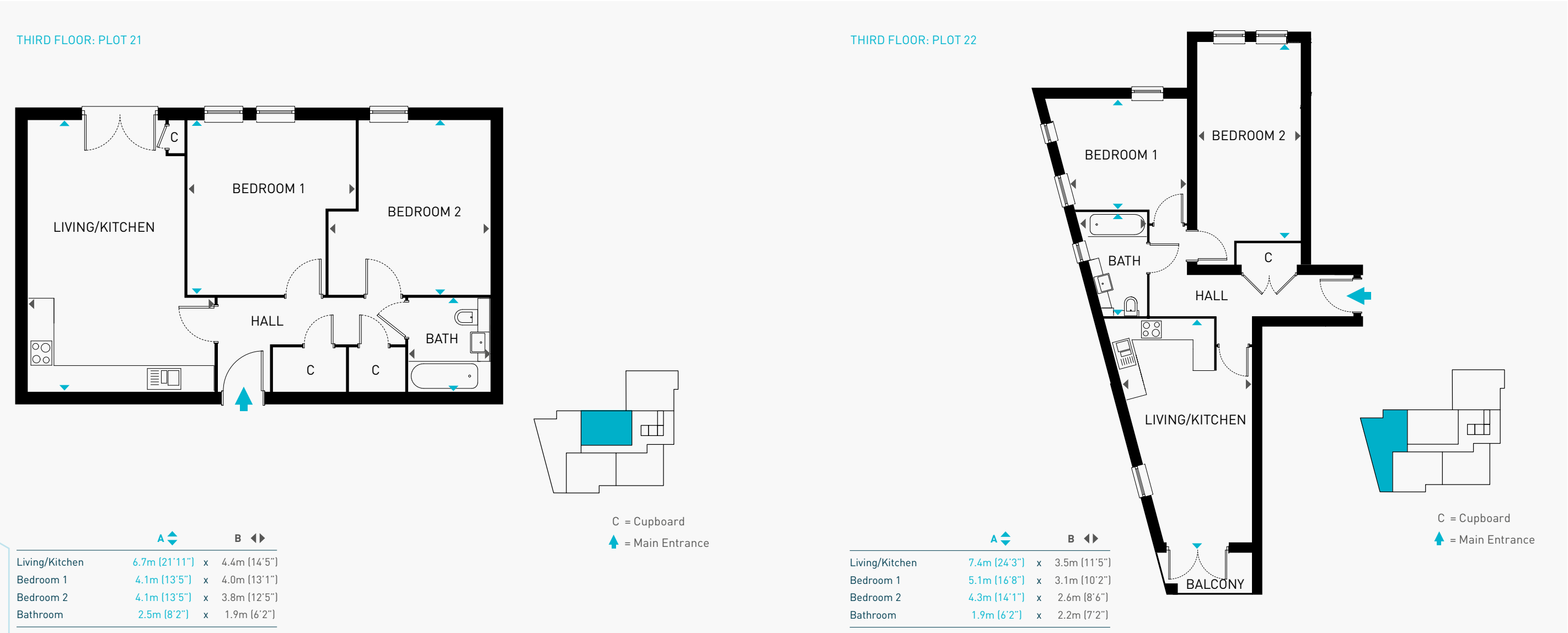
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Two bedroom apartment

Plot 21 – 71.7m² / 772sqft
Pembroke House, Frimley Road, Camberley, GU15



Plot 21



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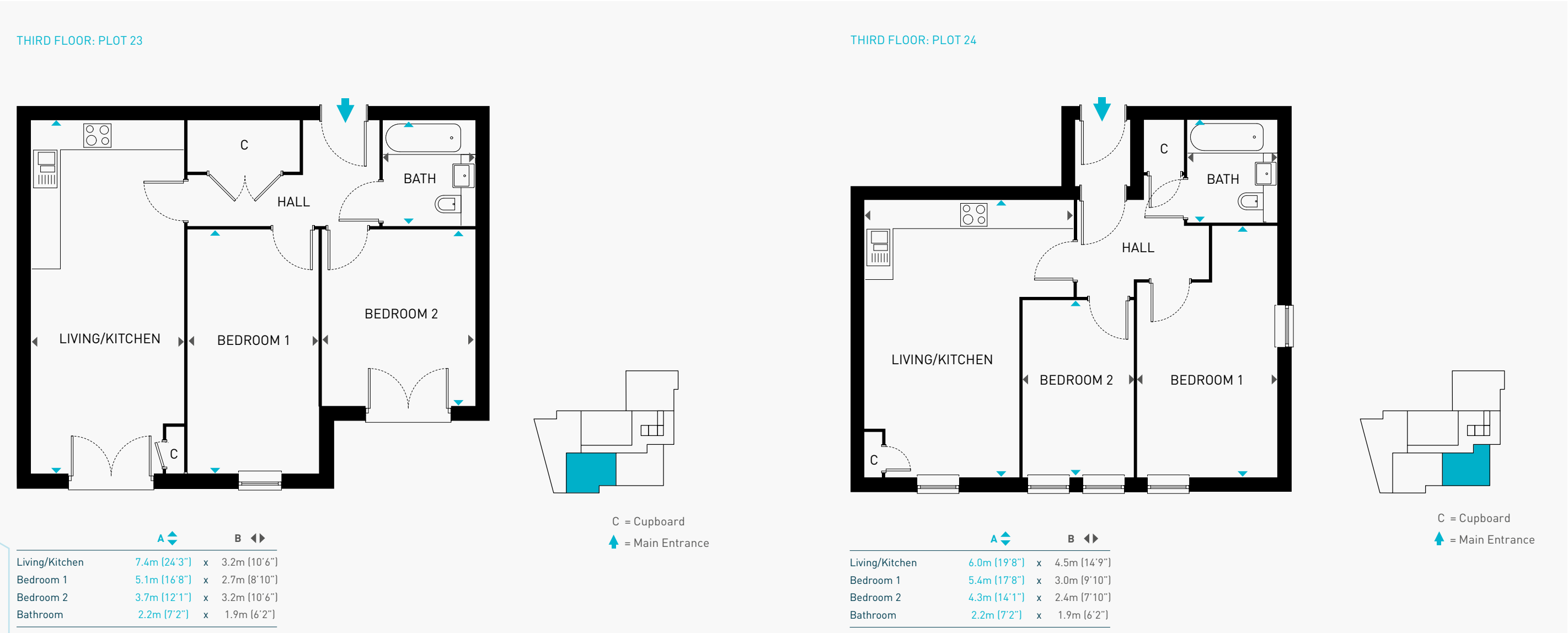
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Two bedroom apartment

Plot 23 – 66.1m² / 711sqft
Pembroke House, Frimley Road, Camberley, GU15



Plot 23



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Two bedroom apartment

Plot 24 – 60.6m² / 652sqft
Pembroke House, Frimley Road, Camberley, GU15

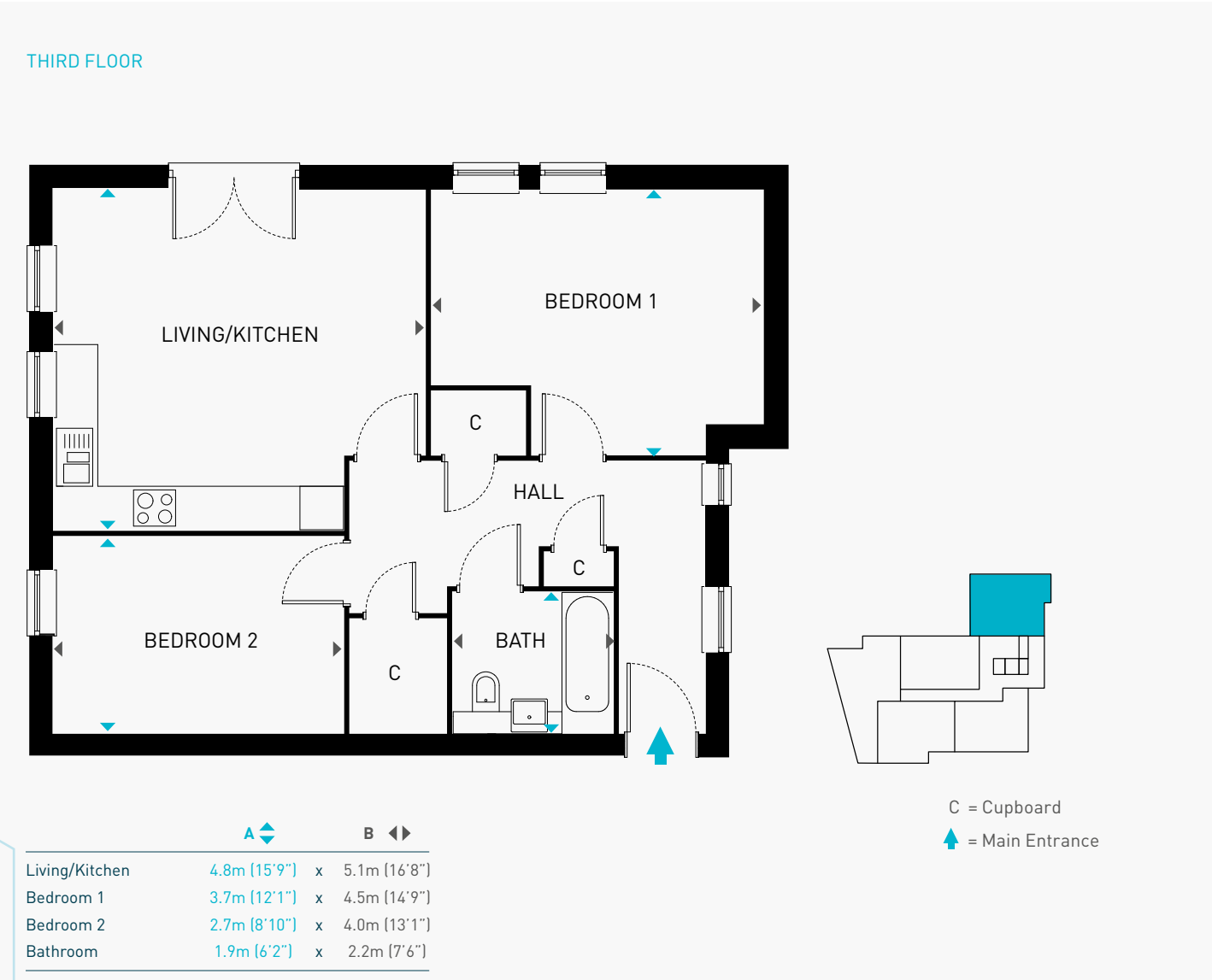


Plot 24

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Two bedroom apartment

Plot 25 – 70.9m² / 763sqft
Bowles Avenue, Minster Lovell, Witney OX29 0BF



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Previous Clarion Housing development photography, indicative only



Specification

Pembroke House homes come with a selection of quality fittings and finishes chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen areas

- Contemporary units with laminate worktop
- Built-in electric oven, hob and hood
- Space and plumbing for washing machine
- Integrated fridge/freezer
- Stainless steel sink with monobloc tap
- Tiled splashback
- Spot lighting on track
- Dishwashers in all 2 bedroom apartments

Bathroom

- Contemporary sanitaryware with tiling to wet areas
- Mirror
- Shaver socket
- Towel rail

General

- Vinyl flooring to kitchen and bathroom
- Neutral carpets in bedrooms
- Smoke/heat/carbon monoxide alarm
- TV/FM/satellite outlet in living room
- TV point in all bedrooms
- Lockable cycle storage racks
- Mains-operated audio door entry system

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Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

To be eligible for a Shared Ownership home at Pembroke House:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

shared.ownership@myclarionhousing.com

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

Picture credits: 'Happy man lifting woman in new house' by Milan_Jovic; CC image, sourced from iStock.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now
by contacting our sales team below**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Pembroke House. We may change the tenure of some homes subject to demand.

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