



## Kirkby Court, Parsonage Way, FRIMLEY, Surrey GU16 8HY

**PRICE £250,000 Leasehold**

Jigsaw Estates are pleased to present to the market this first floor apartment offered for sale with no onward chain and situated within easy reach of Frimley village centre and a stones throw from Frimley Park Hospital.

Accommodation comprises two bedrooms, a large lounge/diner measuring a max of 24' X 11'10" and a separate kitchen. Further benefits include a bathroom with white neutral suite, fitted wardrobes to bedroom one and gas central heating. There is a further storage cupboard in the hallway and also access to the loft. Outside there is a large car park with allocated parking for one car with plenty of visitors parking available.

There are excellent transport links nearby with Junction 4 of the M3 and Frimley train station. Farnborough mainline is also only a short distance.

The property benefits from a lease of 999 years granted in 1998 and a yearly service charge of £1,100.

In our opinion this would make an ideal first time or investment purchase.

Lease remaining: 971 Years (approx)

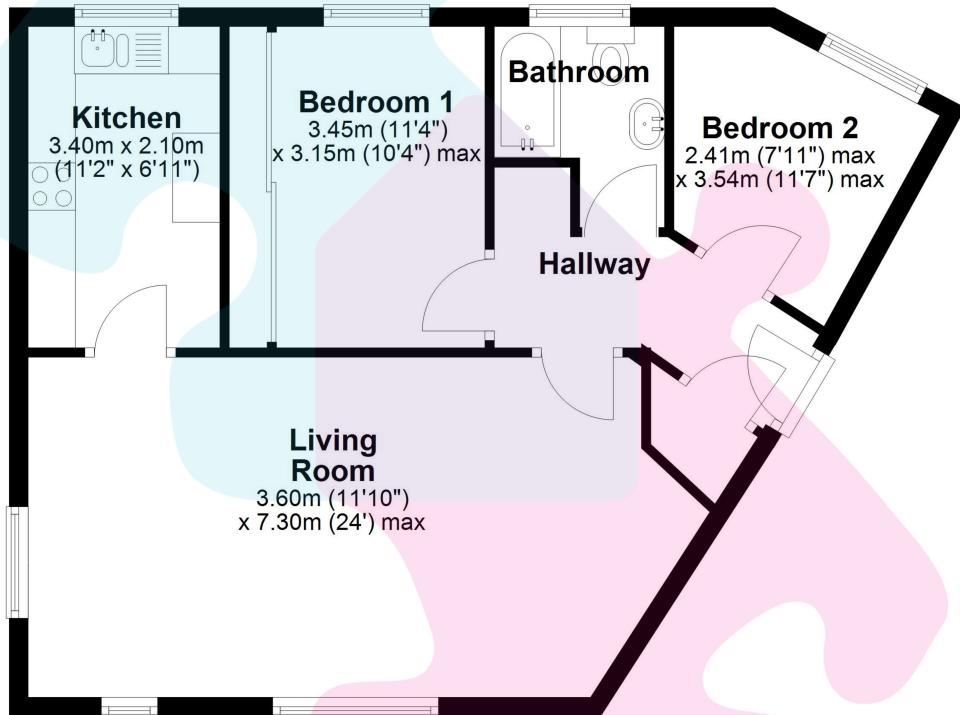
**Jigsaw**  
Estates Limited

- TWO BEDROOMS
- NO ONWARD CHAIN
- LARGE LIVING SPACE
- WALKING DISTANCE TO FRIMLEY PARK HOSPITAL

- FIRST FLOOR
- LONG LEASE OF OVER 900 YEARS
- CLOSE TO FRIMLEY AND FRIMLEY GREEN
- EXCELLENT TRANSPORT LINKS NEARBY

## Top Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.8 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.

EPC and Floorplan produced by [WWW.G-Whis.net](http://WWW.G-Whis.net)

Plan produced using PlanUp.

