



Flat 11, Doveton House Balmoral Drive, FRIMLEY, Surrey GU16

PRICE £230,000 Leasehold

**** NO ONWARD CHAIN ****

Jigsaw Estates are proud to offer this superbly presented first floor maisonette situated on the ever popular Paddock Hill development on the borders of Frimley and Frimley Green. The property has just been fully re-decorated and all carpets have been replaced. In terms of accommodation there are two front aspect bedrooms, a main bathroom which is in excellent order. There are two cupboards for storage on the landing, one of which houses the Vaillant boiler which the seller advises was replaced 3-4 years ago. The living room is L-shaped with a Juliette balcony and there is the kitchen which is immaculate and has built in appliances along with free standing appliances, all of which are included in the sale. There is also access to the loft which is partially boarded and has a light.

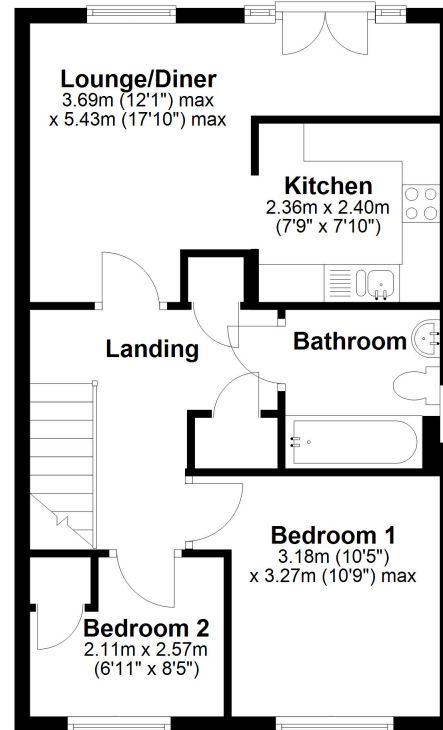
To the front of the property there is a large communal car park offering ample parking for both the owner and visitors.



- MAISONETTE WITH OWN FRONT ENTRANCE
- BATHROOM
- KITCHEN INCLUDING BUILT IN AND FREESTANDING APPLIANCES
- BRAND NEW CARPETS
- POPULAR PADDOCK HILL DEVELOPMENT WITH A TESCO'S EXPRESS & CHEMISTS
- TWO BEDROOMS
- LIVING ROOM
- FRESHLY RE-DECORATED
- GAS CENTRAL HEATING & DOUBLE GLAZED
- AMPLE COMMUNAL PARKING

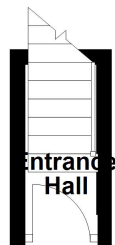
First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Ground Floor

Approx. 2.1 sq. metres (22.3 sq. feet)



Total area: approx. 51.8 sq. metres (558.0 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 prodced by WWW.G-Whis.net
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | 78 | 78 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | 78 | 78 |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | 78 | 78 |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

