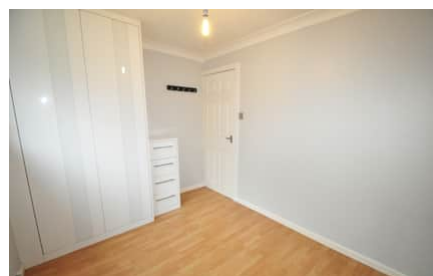


# 82 Henley Drive Camberley, Frimley Green. GU16 6NF



## £210,000 Leasehold



- Two Bedrooms
- 16ft Kitchen
- Garage In Block
- Newly Fitted Worcester Boiler
- No Onward Chain

- First Floor Apartment
- 15ft Lounge/Diner
- 142 Year Lease
- Communal Gardens
- Upvc Double Glazing



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

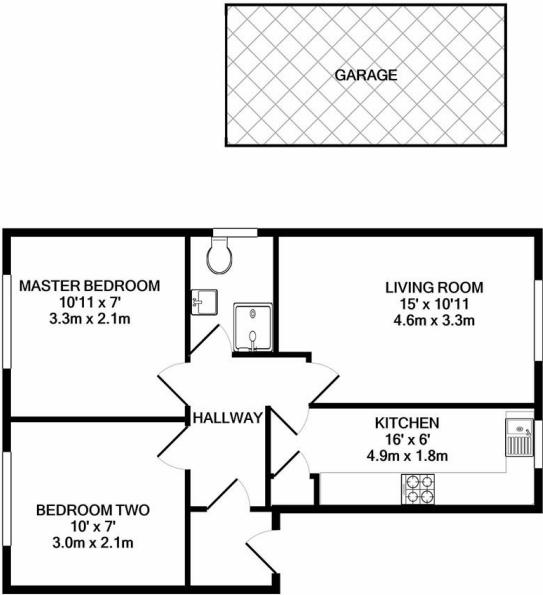
Luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel 01252 838 899

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

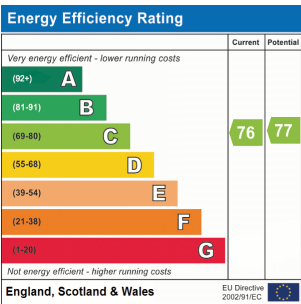
# Summary

This well presented first floor purpose built apartment is located within a popular, quiet cul-de-sac setting in the sought after village of Frimley Green and has no onward chain complications. As you enter the property, there are two bedrooms, a shower room with a white double width shower suite, a bright and airy living/dining room and a separate re-fitted kitchen. Externally, to the rear there are residential parking bays and a garage. The property has had a newly fitted Worcester gas boiler, Upvc double glazing and wood laminate flooring. EPC Rating: C, Council Tax Band C: £2,175.25 p.a. (2025/26), Lease: Expires: 30/09/2167 (142 years remaining), Annual Service Charge: £1,281.48, Annual Buildings Insurance: £204.96.

Frimley Green is a pleasant Surrey village, located close to the larger town of Frimley and approximately 40 miles South West of London. The central village green is bordered by a selection of local amenities. Nearby Frimley Park Hospital offers emergency facilities, as well as other healthcare services. Frimley Green is situated close to beautiful heath and woodland and recreational facilities include Frimley Lodge Park, which offers picnic areas, playgrounds, a miniature railway, sports pitches and a pitch and putt course.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021



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.