

# Flat 4 Heath House 227-229 Frimley Green Road, Frimley Green, GU16 6LD



## £189,950 Leasehold



- Immaculate one bedroom first floor apartment
- Open plan living room & kitchen
- Gas fired central heating
- Double bedroom with fitted wardrobes
- Residents parking

- Walking distance of Frimley Green village
- Ideal first time or investment purchase
- Sealed unit double glazing
- Wood-effect laminate flooring
- No onward chain



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# Summary

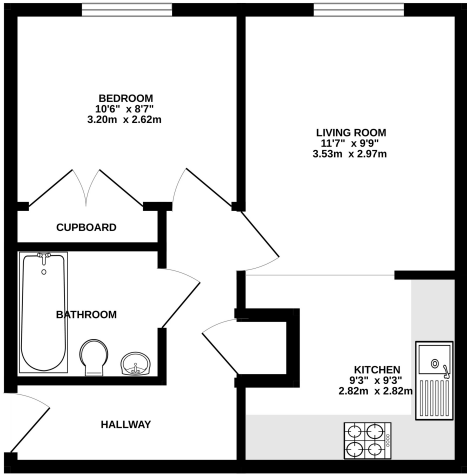
An immaculately presented one bedroom first floor apartment representing an ideal first time or investment purchase, situated in the heart of Frimley Green village. The accommodation comprises an open plan living room and kitchen, the kitchen having built-in appliances, comprehensively fitted with cupboards and drawers and inset ceiling spot downlighting. The double bedroom has fitted double wardrobes and the bathroom is a white suite. The property has gas fired central heating by radiators, sealed unit double glazed windows and wood-effect laminate flooring in the hall, lounge and kitchen. Residents parking. No onward chain.

EPC Rating: B | Council Tax B: £1,903.34 | Ground rent: £350 p.a.  
| Service charge: TBA | Lease: 125 years from 24 June 2007 (107 years left)


Location: The property is ideally situated within walking distance of Frimley Green village with its local amenities and the village green. Also close by is Frimley Lodge Park with picturesque walks along the Basingstoke Canal and access to the M3 motorway can be found at Frimley.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, heights and any other details 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 intended and no guarantee as to their quantity or efficiency can be given.  
— House with Mortgage 10/03/20

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		82	82
(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.