

## Flat 4, 62 Walker House, Frimley Road, CAMBERLEY, Surrey

OFFERS IN EXCESS OF £240,000

Jigsaw Estates are pleased to present to the market this beautifully presented first floor apartment with a long lease and located within easy reach of a number of local amenities.

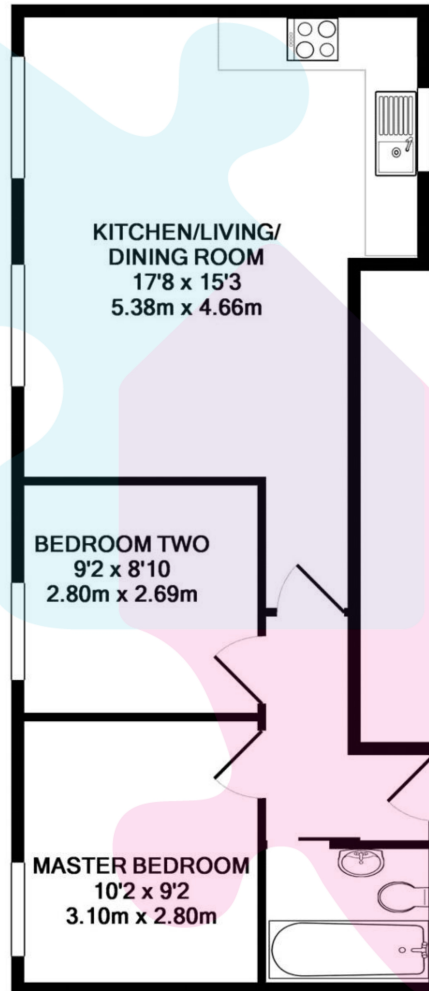
The property has been tastefully decorated throughout and offers two double bedrooms with a spacious open plan living area. There is a contemporary fitted kitchen with a range of integrated appliances as well modern bathroom suite. Further benefits include gas central heating and Upvc double glazing. Outside there is a communal car park with an allocated parking space. There is a 125 year lease from 2017 with a ground rent of £250 P/A and a service charge of circa £2,200 P/A (paid 6 monthly).

The property is within easy reach of Camberley town centre and train station as well as having a number of local shops nearby on the Frimley Road. Frimley Park Hospital, Frimley village and The Meadows shopping centre are a short drive away and Junction 4 of the M3 is also close by.

In our opinion this would be the perfect first time or investment purchase.



- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- PARKING
- MODERN BATHROOM SUITE
- FIRST FLOOR
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONTEMPORARY FITTED KITCHEN
- IDEAL FIRST TIME BUY/INVESTMENT



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

