

28 Stonehouse Rise, Frimley, Surrey. GU16 8DP.



£220,000 Leasehold



Situated in this convenient established location in Frimley is this spacious two bedroom first floor maisonette, having been updated in recent years to provide a refitted kitchen and bathroom. The accommodation comprises of a double aspect lounge/dining room, kitchen, bathroom, separate WC and two double bedrooms. The property has sealed unit double glazed windows and electric storage/convector heating. Outside there are well kept communal gardens and parking areas. Frimley High Street, local schools, railway station, Frimley Hospital and access to the M3 motorway are nearby. No onward chain.

EPC: D Service Charge: £1,208 p.a. Ground Rent: £10 p.a. Council Tax B: £1,818.30 p.a. (2024/25)

Lease: 125 years from August 1983 (84 years left). The vendor is in the process of extending the lease to 174 years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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.

FIRST FLOOR

Landing

Two walk-in lockable storage rooms with windows and power.

Entrance Hall

Entry phone, deep built-in coats cupboard with meters, further walk-in storage cupboard, airing cupboard with slatted shelves, also housing cold water tank, storage heater.

Double Aspect Lounge/Dining Room

21' 7" x 11' 9" (6.58m x 3.58m) narrowing to 8'3" in the dining area, two storage heaters, sealed unit double glazed windows to the side and rear, deep storage cupboard adjacent to airing cupboard.

Refitted Kitchen

10' 0" x 8' 4" (3.05m x 2.54m) White gloss units incorporating a single drainer stainless steel sink unit, adjoining laminated working surfaces, range of high and low level units including cupboards and drawers. Space and plumbing for washing machine, space for fridge/freezer, built-in Zanussi ceramic hob with oven below and extractor over, sealed unit double glazed window overlooking the communal gardens.

Bedroom 1

15' 0" x 9' 5" (4.57m x 2.87m) Convector heater, sealed unit double glazed window.

Bedroom 2

11' 8" x 9' 0" (3.56m x 2.74m) Sealed unit double glazed windows to the side, storage heater, built-in wardrobe.

Bathroom

Refitted with a white suite with mixer tap and hand shower attachment, tiled surround, pedestal wash basin with cupboard below, ladder-style heated towel rail, sealed unit double glazed frosted window to the side.

Separate WC

Low flush suite in white, sealed unit double glazed frosted window.

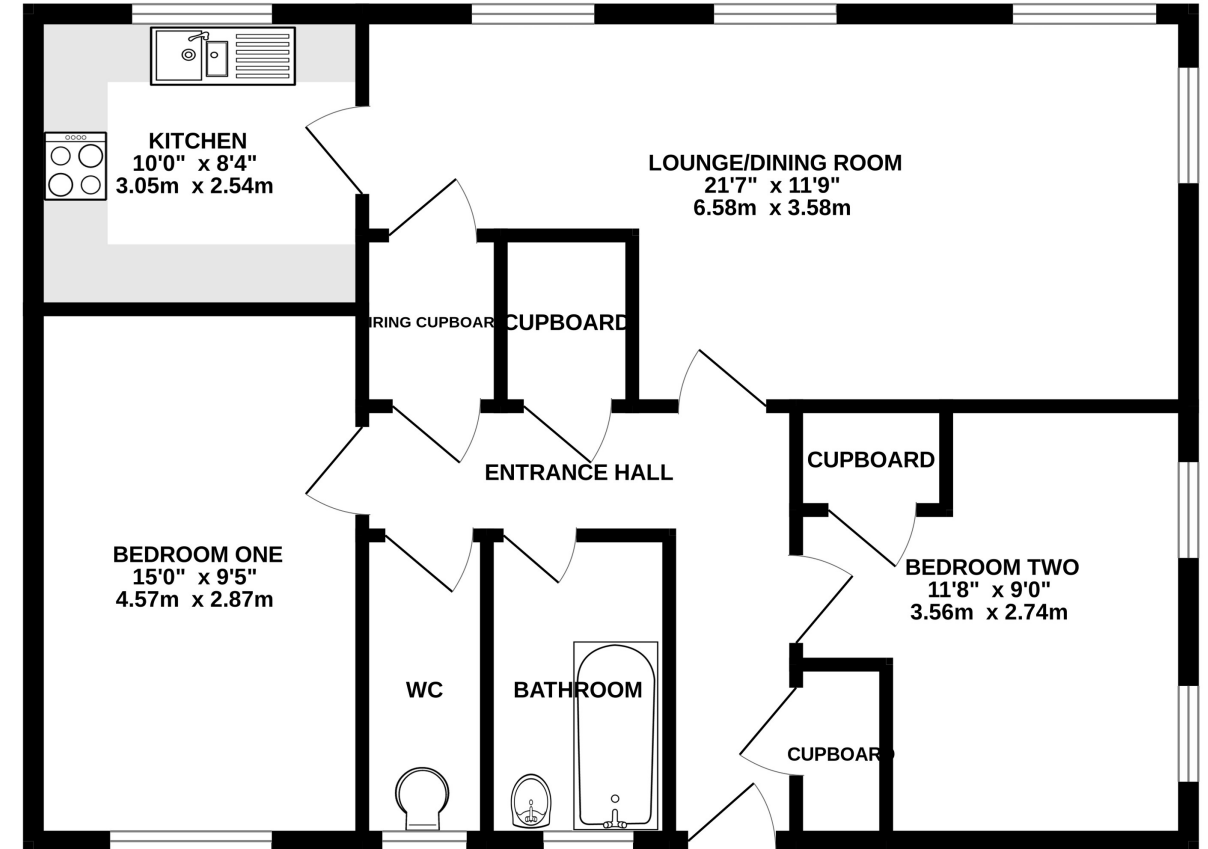
OUTSIDE

Communal Gardens

With lawns, trees and shrubs. Drying area.

Parking Areas

FIRST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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