



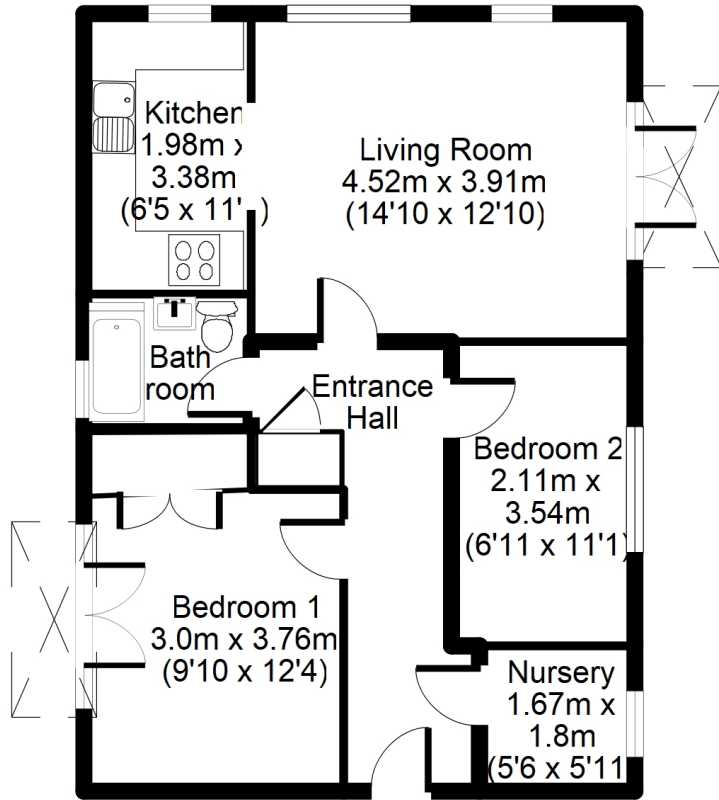
12 Wansdyke Close, FRIMLEY, Surrey GU16 9XA

£275,000 Leasehold

Jigsaw Estates are very excited to present to the market this stunning two/three bedroom apartment. Situated in the popular Paddock Hill development, in between Frimley & Frimley Green, and benefits from being close to local shops, Frimley Park Hospital and within close distance to local schools. Accommodation comprises spacious entrance hall, large living/dining room with double doors and a balcony overlooking the communal gardens, refitted kitchen, main bedroom with fitted wardrobe and double doors with a Juliette balcony, a further double bedroom, a nursery/study and bathroom. Further benefits include a communal rear garden, secure entry phone system and one allocated parking space. The property is offered to the market with a complete chain. Lease length is 82 years and the current owners have looked into the cost of the lease extension. Please contact the office for more information. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- COUNCIL TAX BAND = C
- FIRST FLOOR APARTMENT
- NURSERY/STUDY
- BALCONY
- ALLOCATED PARKING
- £142.83 SERVICE CHARGE PCM
- TWO BEDROOMS
- LARGE LIVING ROOM
- COMMUNAL GARDEN
- POPULAR LOCATION



Approx. Total floor Area:
65.5 Sq M = 705.3 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B	82	82
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

