

Flat 3 Merlin Court, The Cloisters Frimley, GU16 7JN



£225,000 Leasehold



- First floor apartment
- Modern fitted kitchen
- Garage & resident parking
- Town centre location

- Two double bedrooms
- Communal gardens
- Walking distance to Frimley station
- No onward chain



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Summary

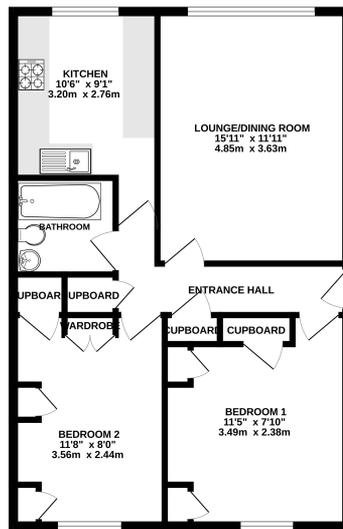
A well presented two bedroom first floor apartment situated within walking distance of Frimley shops, hospital and railway station. The property is being offered with no onward chain and has bright and airy accommodation including two bedrooms with a range of fitted wardrobes, cupboards and drawers. The lounge/dining room has views over communal gardens and St. Paul's church and there is a modern fitted kitchen with built in dishwasher, microwave and fridge/freezer. The bathroom has a white suite with an electric shower, and the property benefits from gas central heating and double glazing. Outside there are well kept communal gardens and garage together with ample additional parking.

EPC Rating: C | Council Tax Band C: £2,175.25 p.a (2025-2026) | Service Charge £1,680 p.a | Ground Rent T.B.A | Lease: 944 years remaining

Location: The property is conveniently situated within walking distance of Frimley Park Hospital and Frimley High Street with its good range of shops, restaurants and public houses. Access to junction 3 of the M3 motorway is nearby, as is a railway station.



FIRST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.
We've every attempt to make sure the accuracy of the figures contained here, measurements of floor, ceiling, height and area given for reference only and should be used as such by any prospective purchaser. The actual layout and appearance shown here are not intended to be guaranteed as to their accuracy or efficiency can be given.
Made with SketchUp 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(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	

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