

# Flat 11 Falcon Court, The Cloisters Frimley, Camberley. GU16 7JW



## £215,000 Leasehold



- First floor apartment
- Two double bedrooms
- Residents' parking
- No onward chain
- Easy access to the M3 motorway

- Town centre location
- Garage in a block
- Communal gardens
- Walking distance to Frimley railway station



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# Summary

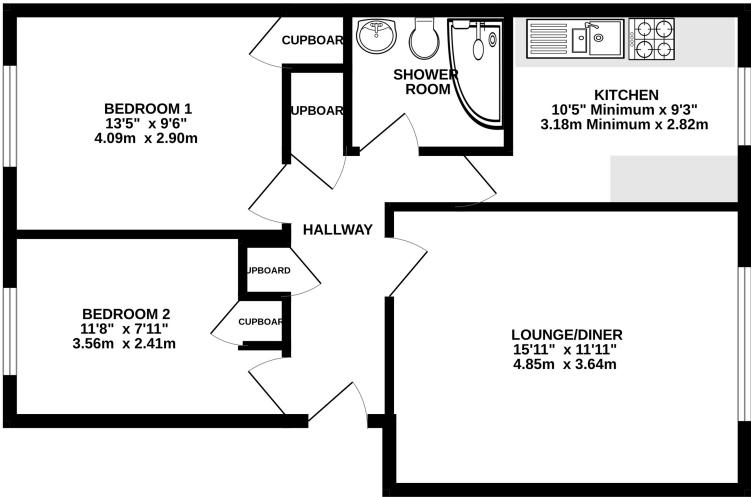
A spacious first floor apartment, ideally located in the heart of Frimley.

The accommodation comprises a spacious lounge/diner, kitchen, two double bedrooms and a shower room. Further benefits include residents' parking and a garage in a block.

EPC Rating: C | Council tax band C: £2,175.25 p.a. | Service charge: TBA | Ground Rent: TBA | Long lease: 944 years left to run

LOCATION: The apartment is situated within easy reach of Frimley High Street with its array of shopping facilities and mainline railway station.

FIRST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	80
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(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	

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.