



Stansfield House, Swallowtail Grove, FRIMLEY, Surrey GU16 9AF

Guide Price £375,000 Leasehold

LONG LEASE, THREE DOUBLE BEDROOMS & STUNNING COMMUNAL GROUNDS Jigsaw Estates are excited to present to the market this incredibly spacious and well presented first floor luxury apartment located within this historic period property and situated in an enviable position within easy reach of local amenities.

As you enter the apartment you are met with a large welcoming entrance hall. The accommodation comprises three double bedrooms each with fantastic large windows which flood the rooms with light, and an open plan modern kitchen/living area with a juliet balcony overlooking the beautiful communal gardens. The kitchen offers a range of integrated appliances and the property also benefits from gas central heating. There is an ensuite shower room to the principle bedroom as well as a further family bathroom. The large windows along with the high ceilings create a real sense of space.

The property comes with an allocated parking space directly in front of the building as well as a car port for additional parking. The landscaped communal gardens are a real treat and not only offer lovely views from the apartment but also a tranquil setting to sit out and enjoy the sun! For those keen on walking you have the woodland on the opposite side of the road which actually takes you onto Pine Ridge Golf Club which also has a bar. There are a number of local amenities nearby including a Sainsbury's local and there are excellent schools within walking distance, including Tomlinscote & Ravenscote.

150 Year lease from new with Circa 144 years remaining.

Service Charge approx £1800 P/A

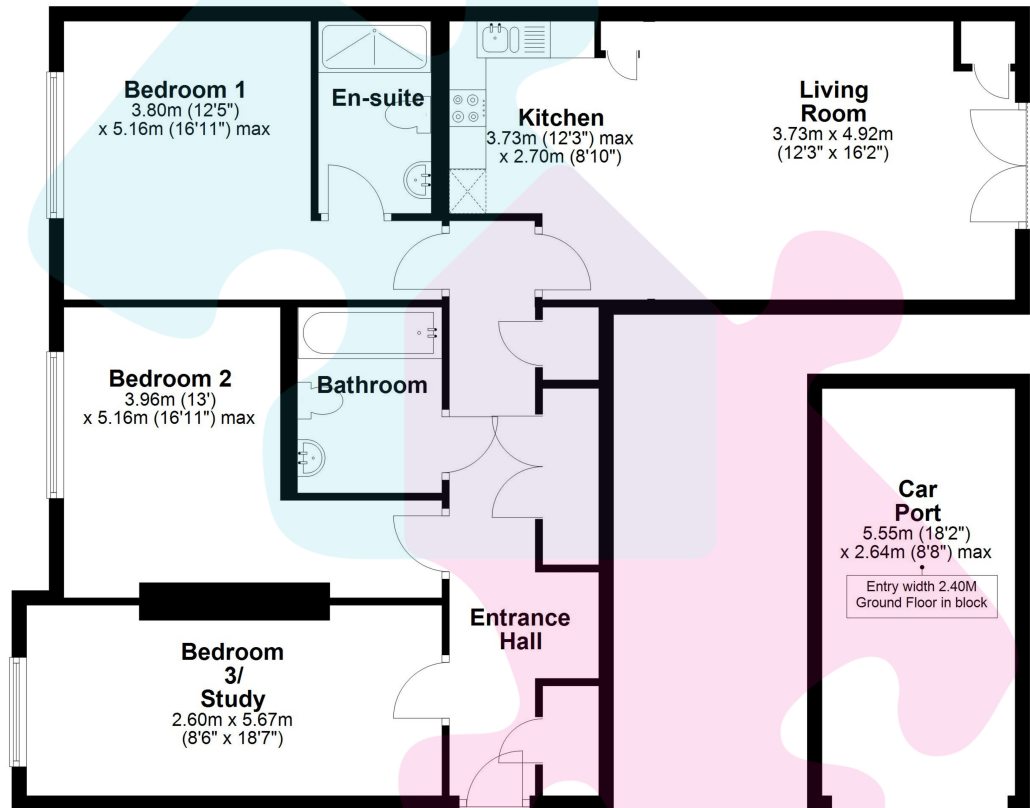
Ground Rent approx £375 P/A



- THREE DOUBLE BEDROOMS!
- BEAUTIFUL COMMUNAL GARDENS
- LARGE WINDOWS AND HIGH CEILINGS
- JULIET BALCONY OVERLOOKING GARDENS
- CLOSE TO LOCAL WOODLAND
- FIRST FLOOR CONVERSION APARTMENT
- ENSUITE AND FAMILY BATHROOM
- CONTEMPORARY KITCHEN
- PARKING SPACE & CARPORT
- OPPOSITE PINE RIDGE GOLF CLUB

First Floor

Approx. 114.5 sq. metres (1232.8 sq. feet)



Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

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.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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	

