

## Frimley Road, CAMBERLEY, Surrey GU15 2QH

PRICE £275,000 Leasehold

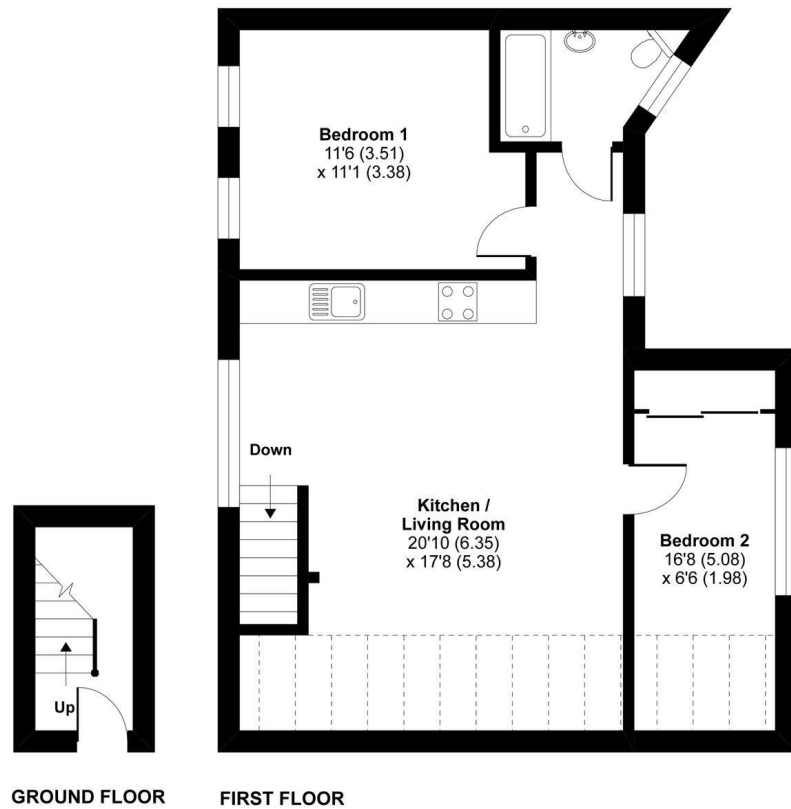
Jigsaw Estates are pleased to present to the market this beautifully presented first floor apartment situated within close proximity to both Camberley & Frimley as well as giving easy access to Junction 4 of the M3. The property was converted to maisonettes in 2020 and has a lease of over 120 years. The property is accessed via its own private door which leads directly into the entrance hall and the stairs up to the accommodation which comprises two spacious bedrooms, a large open plan living area with modern, fitted kitchen and a brand new bathroom suite. Further benefits include Upvc double glazing, gas central heating and fitted appliances in the kitchen. The current owners have kept the property in immaculate order throughout and are offering the property with onward chain! Outside there is a communal garden area which is mainly laid to lawn and to the front of the property there is an allocated parking space and a further visitors parking area. Viewings are highly recommended.



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

## Frimley Road, Camberley, Camberley, GU15

Approximate Area = 738 sq ft / 68.5 sq m  
For identification only - Not to scale



- COUNCIL TAX BAND = B
- LEASE OF CIRCA 123 YEARS REMAINING
- SERVICE CHARGE £676 PER ANNUM
- STUNNING ORDER THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- OFF STREET PARKING
- NO ONWARD CHAIN
- GROUND RENT £240 PER ANNUM
- FIRST FLOOR
- TWO SPACIOUS BEDROOMS
- COMMUNAL GARDENS

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	78	78
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	