



**Doveton House**  
**Balmoral Drive, Frimley, Camberley**

# Balmoral Drive, Frimley, Camberley

- Ground Floor
- Access directly to private patio area
- Ample Parking
- Highly convenient location
- Ensuite
- Amended lease, ready to go
- No onward chain

*This well-presented ground-floor apartment, offered with no onward chain, features a CML-approved lease, a bright living room, a modern kitchen, two double bedrooms (one en-suite), and private patio access to secluded gardens. Ideally located near shops, schools, and transport links.*

Ideally located just moments from local shops, amenities, bus routes, and schools, this well-presented ground-floor apartment is offered to the market with no onward chain.

A key advantage of this property is its updated lease, which meets Council of Mortgage Lenders (CML) approval, ensuring a seamless purchase process for



mortgage buyers—a benefit not universally available throughout the building.

Doveton House is exceptionally well maintained, with bright and airy communal areas presented in excellent decorative order. Apartment Four enjoys the rare advantage of direct access to two private patio areas, with secluded communal gardens beyond.

The accommodation comprises a spacious and light-filled living room with French doors leading outside, a modern kitchen with an integrated oven and hob, and two generously sized double bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite facilities. Further features include gas-fired heating, UPVC double glazing, and a secure entry system.

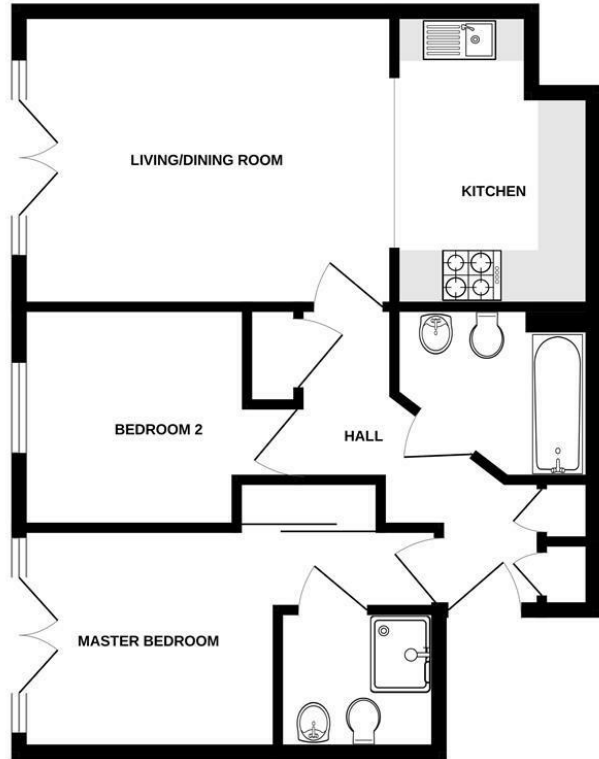
The property also provides quick access to major road links, including the M3 and A331, as well as excellent rail connections.

Viewings are highly recommended.

Leasehold  
Lease Remaining: 103 Years as of September 2024  
Services Charges: Approximately £2,400 per Annum  
Ground Rent: £250 per Annum  
EPC C



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Martin & Co Aldershot**  
173 Victoria Road, Aldershot, Hampshire,  
GU11 1JU  
Aldershot@martinco.com

**01252 311974**  
<http://www.martinco.com>



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