



Frimley Road | Camberley | Surrey | GU15 2QH

Offers In Excess Of £300,000 Leasehold

*Waterford's* W  
Residential Sales & Lettings



Frimley Road | Camberley  
Surrey | GU15 2QH  
Offers In Excess Of £300,000

This modern single story maisonette enjoys a secluded private garden and benefits from two double bedrooms and modern open plan interiors. No onward chain

- Two double bedrooms
- 20ft Living room/kitchen
- Allocated parking
- Visitor parking space
- Secluded garden
- Bathroom

### Accommodation

The private front door of this single story maisonette, which was constructed in 2020, opens into the entrance hall with a storage cupboard and is open plan to the kitchen area, this is fitted with a good range of cabinets and a range of fitted appliances. The Living/Dining area is open plan and enjoys views over and access to the garden via French doors. The two double bedrooms are served by a bathroom.





Secluded private  
garden



### Location

The property is located with convenient access to both Camberley town Centre as well as local amenities of Frimley Road. The area served by a selection of schools for all ages and the commuter enjoys easy access to the A30 and M3 serving the south coast in London.

### Outside

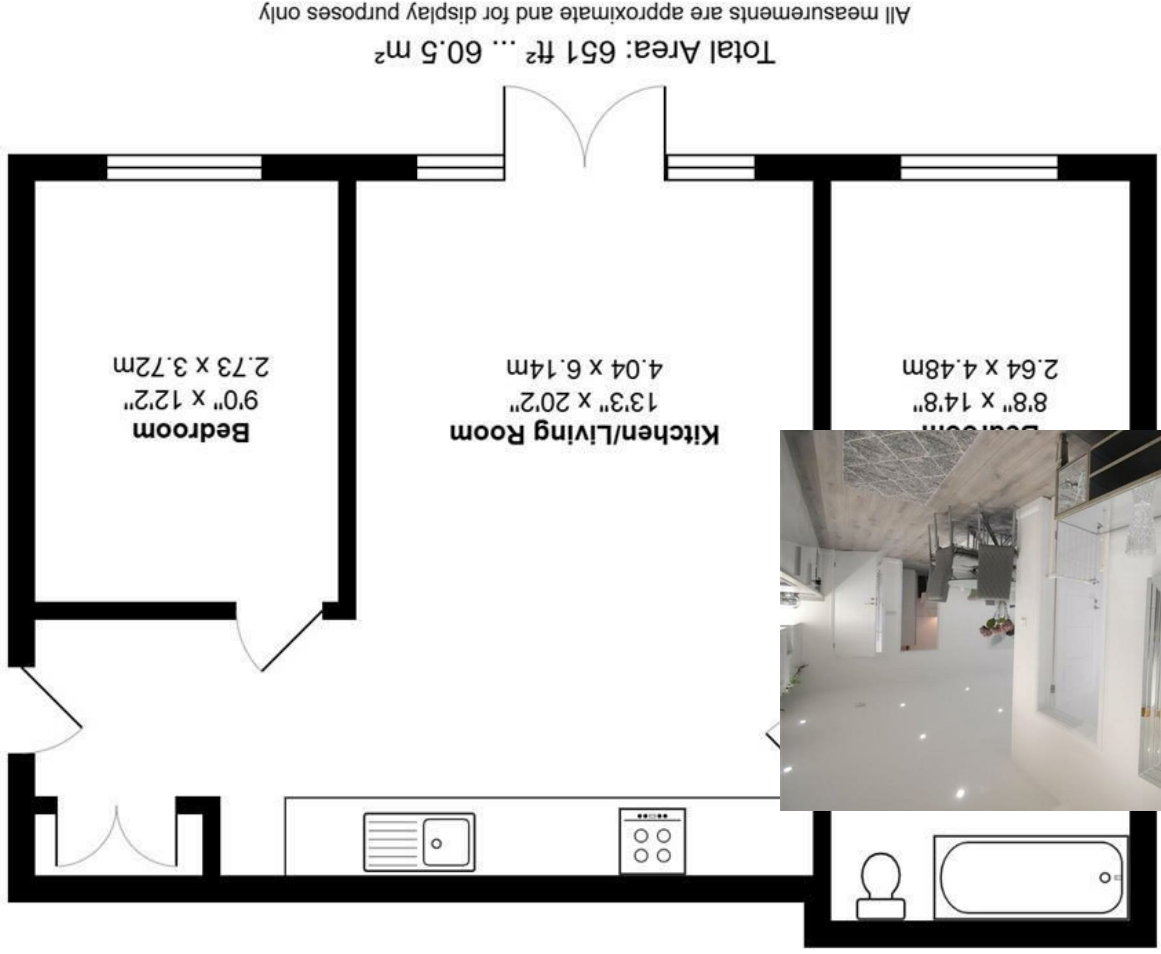
The property is approached from the residents parking area with an allocated parking space and a visitors parking space (E). A pathway to the side leads to the front door and a gate gives access to the private rear garden, this has patio area and leads to a level area of lawn enclosed by timber fencing. The adjoining character building has been converted into apartments and all residents have use of a communal gardens to the rear.

### Leasehold

The property has 119 years lease remaining.

Ground Rent : £250 p.a  
Service Charge : £900 p.a

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Energy Efficiency Rating	
Current	Potential
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77	77
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(13-38)
G	(1-12)
Not energy efficient - higher running costs	

27 High Street  
Camberley  
Surrey  
GU15 3RB  
01276 66566  
camberley@waterfords.co.uk