



Frimley Road | Camberley | Surrey | GU15 2QH

Offers In Excess Of £300,000 Leasehold

Waterfords W
Residential Sales & Lettings

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

A festive AI image to celebrate the Christmas holidays.

This modern single story maisonette enjoys a secluded private garden and benefits from

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

plan interiors. No onward chain

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

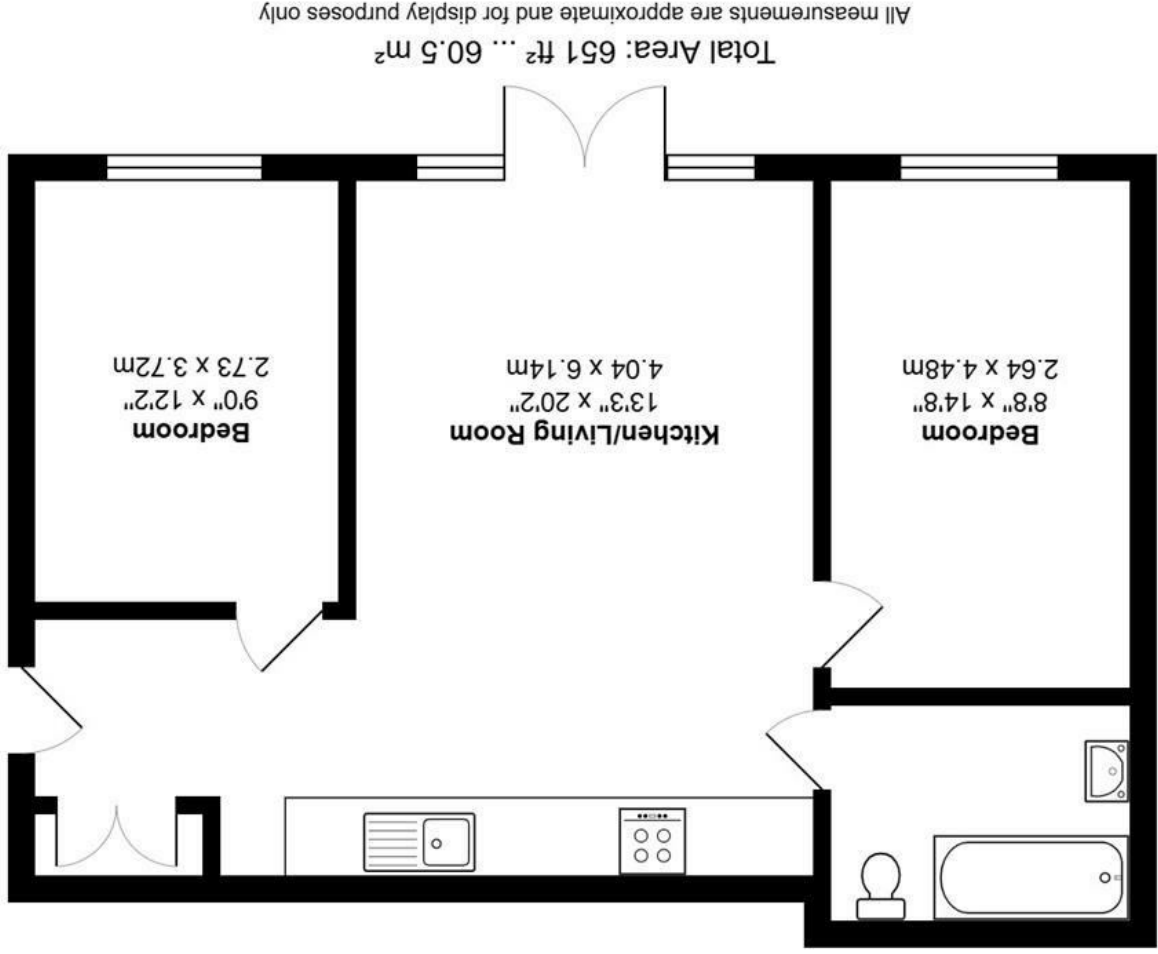
The property is approached from the residents parking area with an allocated parking space and a visitors parking space (E). A pathway to the side leads to the front door and a gate gives access to the private rear garden, this has patio area and leads to a level area of lawn enclosed by timber fencing. 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
<div><div></div></div>	<div><div></div></div>
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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