

22 Sandringham Way, Frimley, Surrey
 . GU16 9XY.



£250,000 Leasehold



A fully refurbished two bedroom ground floor maisonette including newly fitted boiler and uPVC double glazing with a current lease of 150 years. Situated on the popular Paddock Hill development offering easy access to local shops, Frimley Park Hospital and the nearby town of Camberley with its shops, restaurants and sporting facilities, whilst also being in a short distance of junction 4 of the M3 motorway. Accommodation comprises refitted kitchen and bathroom, two bedrooms and living room, all fully redecorated and newly carpeted. Externally the property benefits from an enclosed rear garden, garage with eaves storage in a near by block and an allocated parking space.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
72	78
EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

The Property Ombudsman
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Entrance

Covered porch with uPVC door to:

Entrance Hall

Airing and storage cupboards. Doors to all rooms.

Living/Dining Room

Rear aspect full height window and glazed door to rear garden.

Kitchen

Rear aspect window. Stainless steel single bowl and drainer sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Four ring electric hob with extractor hood over and oven under. Space and plumbing for washing machine, under counter fridge, wall mounted combination gas fired boiler for heating and hot water.

Bedroom One

Front aspect window.

Bedroom Two

Front aspect window.

Bathroom

Side aspect window. P-shaped bath with shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail, fully tiled surrounds and floor.

Rear Garden

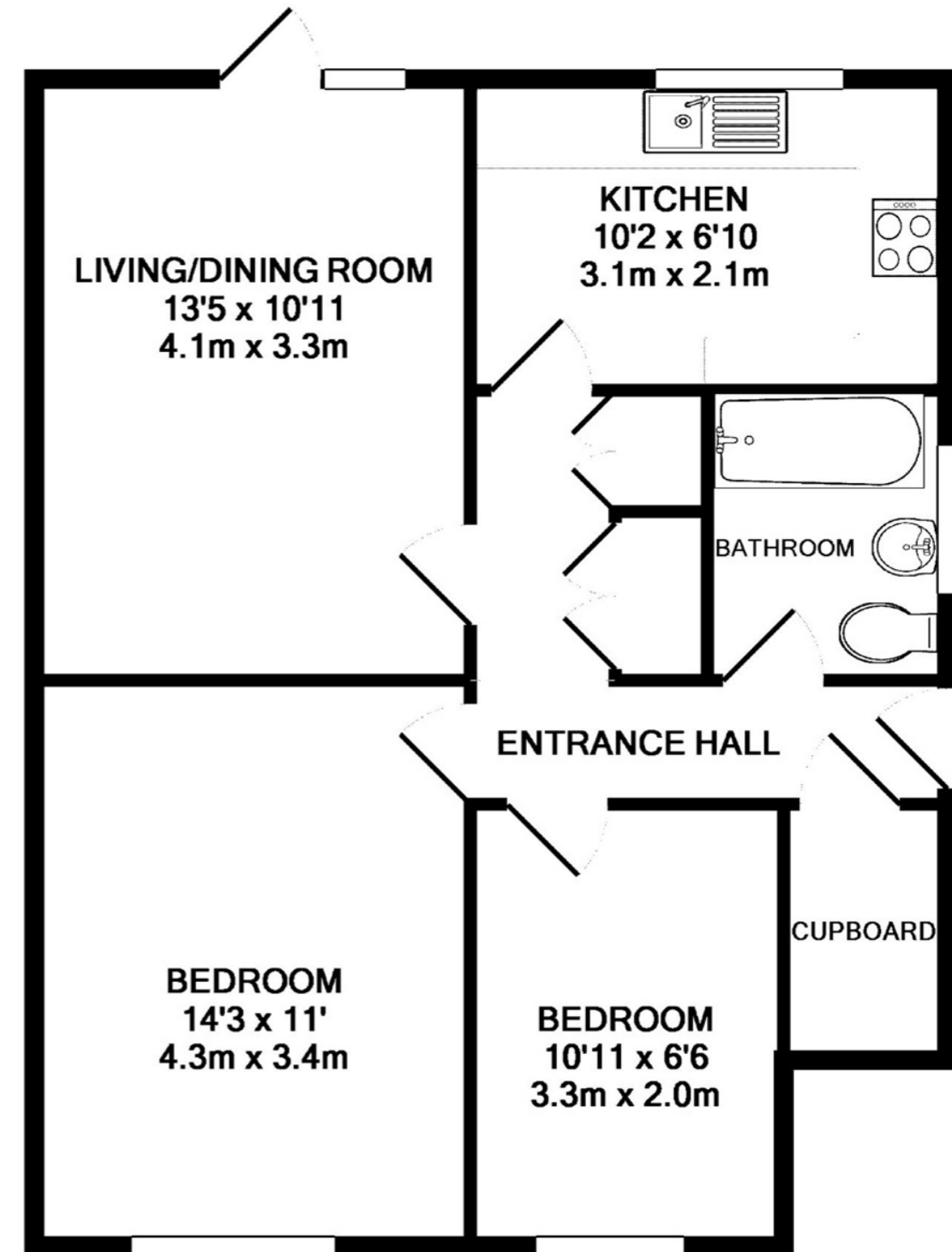
Private enclosed rear garden mainly laid to lawn with gated side access.

Garage

In nearby block with eaves storage.

Parking

Allocated parking space.



TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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