

136 Henley Drive
Frimley Green, Camberley, GU16 6JT

£220,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C		71	80
(65 to 68) D			
(39 to 64) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

A second floor two bedroom apartment situated on this popular development in the heart of Frimley Green, providing easy access to local amenities whilst also giving easy access to both Farnborough main and Farnborough North stations, and junction 4 of the M3 motorway. Accommodation comprises communal entrance hall, two bedrooms, living/dining room, separate kitchen and bathroom. Externally the property benefits from a garage in a nearby block and communal gardens. The property further benefits from gas fired central heating, uPVC double glazing and an extended lease.

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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Communal Entrance Hall

Stairs to 2nd floor, landing. hard wood door to:

Entrance Hall

Wood effect laminate flooring. Doors to all rooms.

Living/Dining Room

Front aspect window. Wood effect laminate flooring.

Kitchen

Front 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 oven under and extractor over. Stainless steel splash back. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler for heating and hot water, airing cupboard and tiled effect laminate flooring.

Bedroom One

Rear aspect window.

Bedroom Two

Rear aspect window. Built in wardrobe with mirror fronted sliding doors.

Bathroom

Side aspect window. Panel enclosed bath with shower over, low level w.c. pedestal wash hand basin, part tiled surrounds.

Outside

Garage

In near by block with eves storage and up and over door.

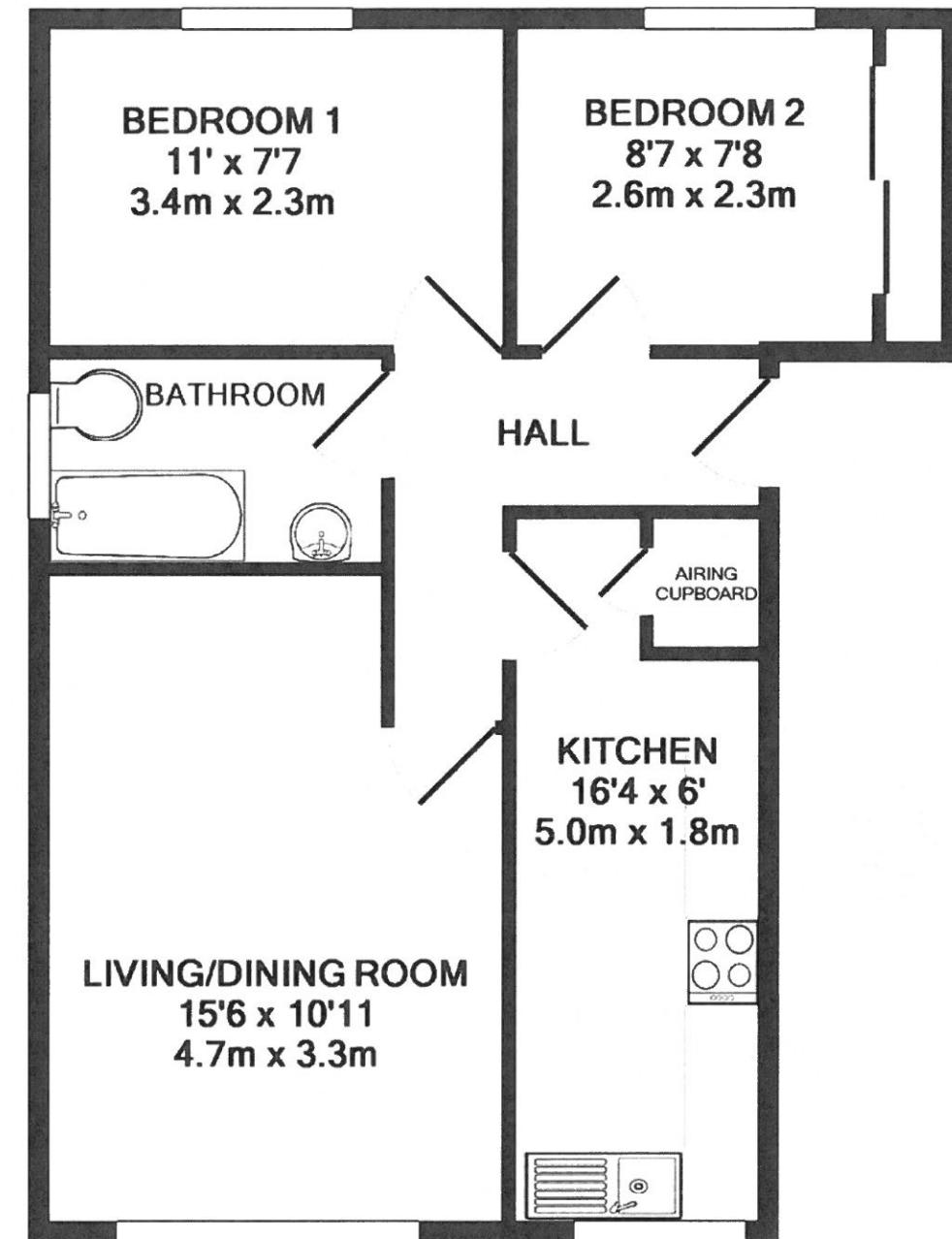
Garden

Communal gardens.

VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 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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