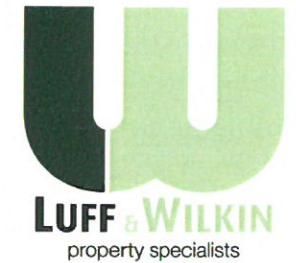


92 Henley Drive, Frimley Green
CAMBERLEY, Surrey, GU16 6JT

£210,000 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	76
(55 to 68) D		
(39 to 54) 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 two bedroom ground floor apartment in need of some improvements situated in this popular part of Frimley Green close to village schools and shops with Frimley Park Hospital and access to junction 4 of the M3 motorway at nearby Frimley. The property represents an ideal first time or investment purchase and the accommodation comprises two bedrooms, lounge/dining room, kitchen and bathroom with a white suite. Outside there are communal gardens and a garage. The property has gas fired central heating by radiators with a modern boiler and sealed unit double glazed windows. No onward chain complications.

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.

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Ground Floor Entrance Hall

Ceramic tiled floor, radiator.

Lounge/Dining Room

15' 5" x 10' 10" (4.70m x 3.30m) Double radiator, sealed unit double glazed window to the front elevation, two wall light points.

Kitchen

16' 4" x 6' (4.98m x 1.83m) Single drainer stainless steel sink unit with adjoining work tops, range of wall and floor mounted cupboards and drawers, space and plumbing for a washing machine, radiator, part tiled walls, wall mounted `Glow Worm` gas fired central heating boiler, airing cupboard housing a hot water tank with shelf over, sealed unit double glazed window to the front elevation, wood effect laminate floor.

Bedroom One

10' 10" x 7' 8" (3.30m x 2.34m) Radiator, wall mounted storage cupboards, sealed unit double glazed windows to the rear elevation.

Bedroom Two

10' 2" x 7' 8" (3.10m x 2.34m) Radiator, sealed unit double glazed window to the rear elevation.

Bathroom

White suite comprising of a panelled bath with shower attachment and a fully tiled surround, low level w.c. pedestal wash basin, strip light with shaver point, sealed unit double glazed frosted window to the side elevation, ceramic tiled floor, radiator.

Outside

Communal Gardens

Areas of lawn, BBQ and drying area.

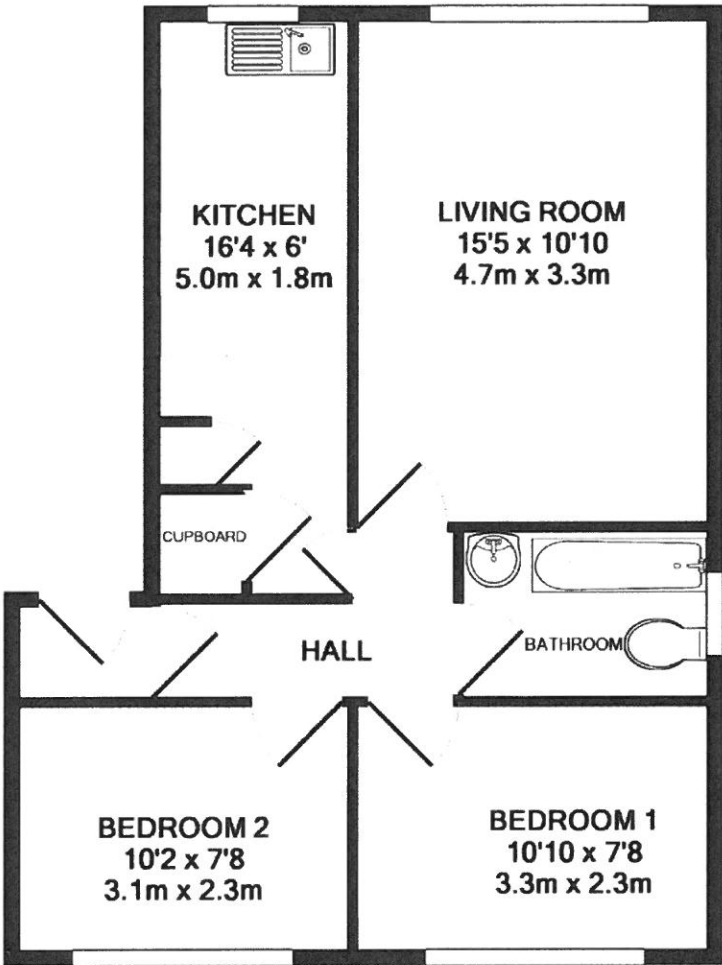
Garage

Situated in a nearby block.

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 522 SQ.FT. (48.5 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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