

# Flat 8, Brooke Court Beech Road, FRIMLEY GREEN, Surrey. GU16 6YZ



**£125,000** Leasehold



Located close to the heart of Frimley Green village, this one bedroom first floor retirement apartment enjoys views over local green spaces and has been recently redecorated to a high standard throughout. Conveniently situated within walking distance of Frimley Green Medical Centre and the library as well as the village shops and amenities. The accommodation comprises of an entrance hall, a living room, a fitted kitchen, a shower room and a double bedroom. Additional features include double glazed windows, attractive communal grounds and no onward chain. EPC:



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
71	77
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-63) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
54	64
EU Directive 2002/91/EC	

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## Ground Floor

### Communal Entrance Hall

Door to outside, window, stairs to 1st floor.

## 1st Floor

### Communal Landing

Front door to:

### Entrance Hall

Private front door, wall mounted electric radiator, doors to :

### Living room

12' 7" x 11' 6" (3.84m x 3.51m) Side aspect window with views over public green space, wall mounted electric radiator, wall mounted security entry phone.

### Kitchen

9' 9" x 5' 9" (2.97m x 1.75m) Side aspect window, range of wall and base units with work surfaces over. Built in stainless steel single oven built-in stainless steel electric hob with hood above, stainless steel single bowl single drainer sink unit, space and plumbing for a washing machine, space for an upright fridge/freezer, part tiled walls and splashbacks.

### Bedroom

Rear aspect window overlooking communal gardens, wall mounted electric radiator.

### Bathroom

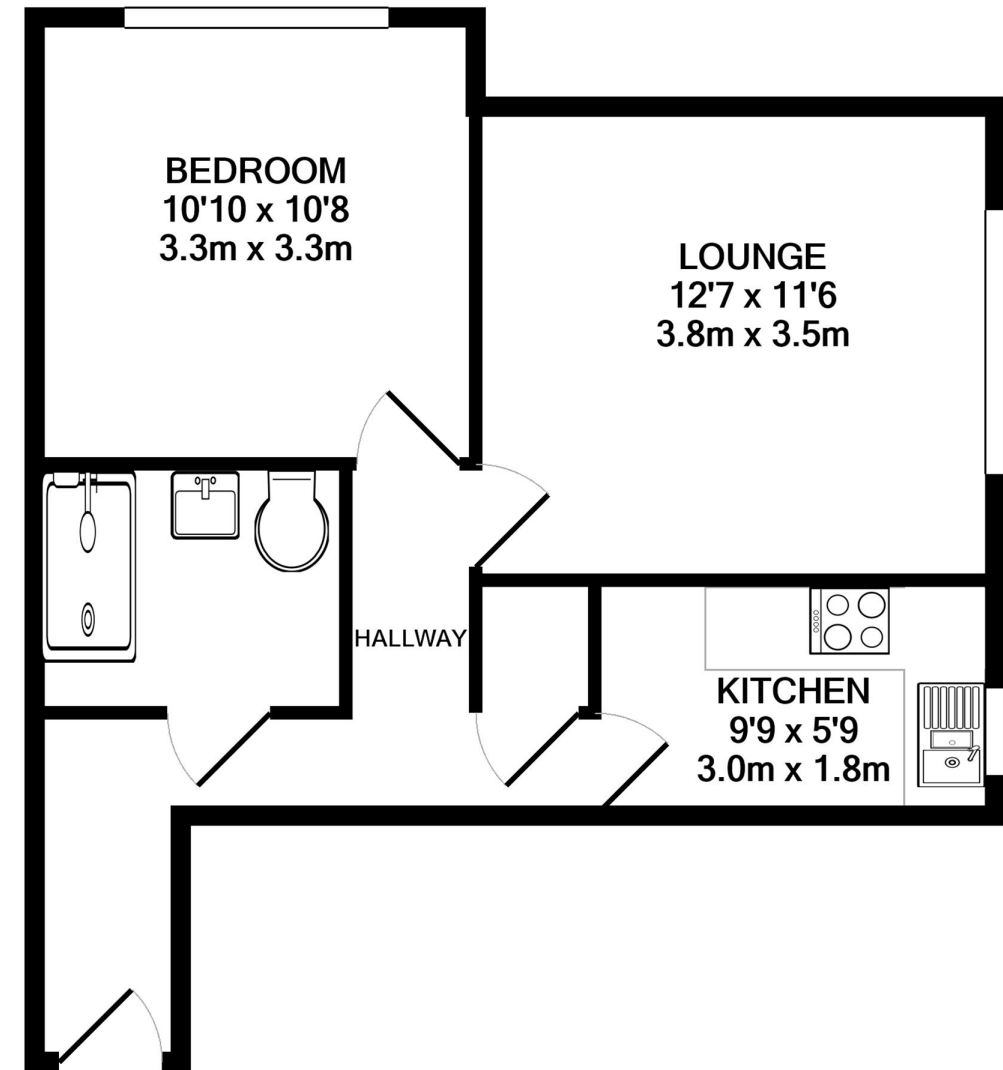
Double shower cubicle with glazed surround and folding doors, low-level wc, pedestal hand wash basin, tiled walls, wall mounted electric radiator.

### Airing cupboard

Housing the hot water storage tank with immersion heater.

### Outside

The development has a well maintained garden to the rear of the building that offers shade and sun throughout the year and is enclosed by panel fencing. There are private parking bays available for residents and visitors alike.



**TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 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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