

7 Chilham Close, Frimley,  
CAMBERLEY, Surrey. GU16 9YA.



£225,000 Leasehold



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		
England, Scotland & Wales	73	76
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>		
(55-68) <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		
England, Scotland & Wales	74	78
EU Directive 2002/91/EC		



A two bedroom ground floor maisonette with direct access on to its own garden. The property requires a certain amount of re decorating and has approximately 59 years left to run on the lease. The accommodation comprises of two bedrooms, the largest having wall to wall fitted wardrobes, lounge/dining room with sliding doors to the garden, white bathroom suite, kitchen and a garage in a nearby block. The property has sealed unit double glazed windows, gas fired central heating by radiators and conveniently situated for local schools including Tomlinscote, local shops and access to the M3 motorway at Frimley. There is no onward chain.

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 Hall**

Under stairs storage cupboard, radiator, two built in storage cupboards.

**Lounge/Dining Room**

10' 10" x 13' 8" (3.30m x 4.17m) Radiator,sealed unit double glazed doors to the garden.

**Kitchen**

7' 0" x 10' 4" (2.13m x 3.15m) Stainless steel sink unit, range of high and low level units, wall mounted `Baxi` gas fired central heating boiler, radiator, space for fridge/freezer and washing machine,

**Bedroom One**

8' 10" x 13' 10" (2.69m x 4.22m) Radiator, wall to wall fitted wardrobes with sliding doors,

**Bedroom Two**

6' 7" x 10' 10" (2.01m x 3.30m) Radiator,

**Bathroom**

Panel bath with separate shower unit, pedestal wash basin, low level w.c, ladder style heated towel rail, fully tiled walls.

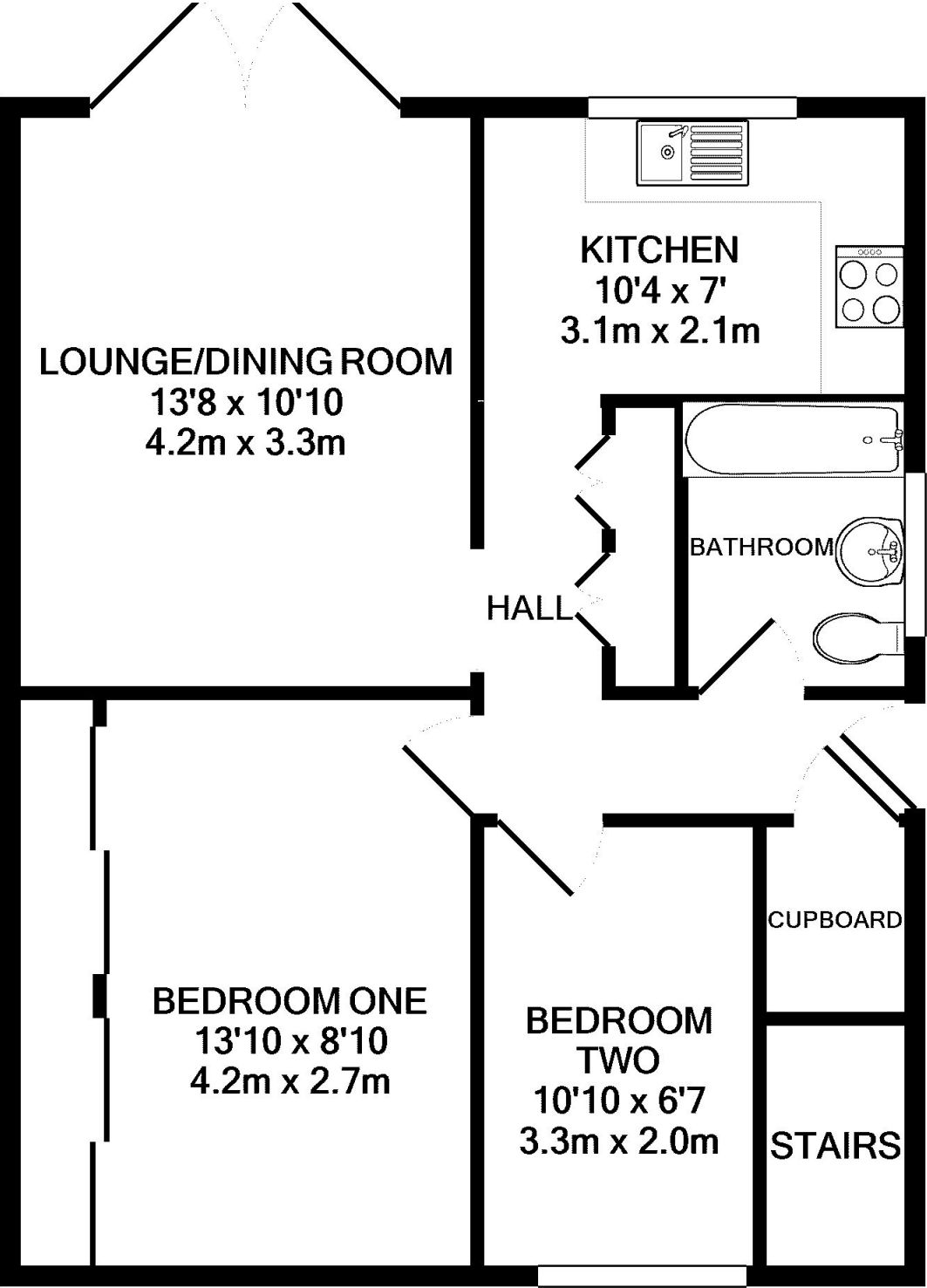
**Outside**

**Garden**

Laid to lawn, crazy paved patio, side access with gate.

**Garage**

Located in a nearby block.



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 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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