



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

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



This first floor two bedroom apartment is situated on this popular development at the heart of Frimley Green, providing easy access to local amenities whilst also giving easy access to Frimley, Farnborough Main and Farnborough North railway stations, as well as Junction 4 on the M3 motorway. Accommodation comprises communal entrance hall, two bedrooms, living/dining room, fitted 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, double glazed windows 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.

Ground Floor

Communal Entrance

Communal entrance door with stairs to all floors.

First Floor

Entrance

Front door leads into a entrance with a further part glazed door leading to:

Hallway

Doors to all rooms:

Living room

10' 10" x 15' 5" (3.30m x 4.70m) Front aspect window, wall mounted radiator, twin wall mounted lights.

Kitchen

6' 0" x 16' 5" (1.83m x 5.00m) Front aspect window, range of base and wall units, one and one half bowl stainless steel sink with mixer tap, builtin stainless steel oven, four ring gas stainless steel hob with extractor hood above, space and plumbing for washing machine, space for upright fridge/freezer, door to built-in storage cupboard, wall mounted boiler supplying hot water and central heating, laminate flooring.

Bedroom 1

7' 8" x 10' 11" (2.34m x 3.33m) Rear aspect window, wall mounted radiator.

Bedroom 2

Rear aspect window, wall mounted radiator.

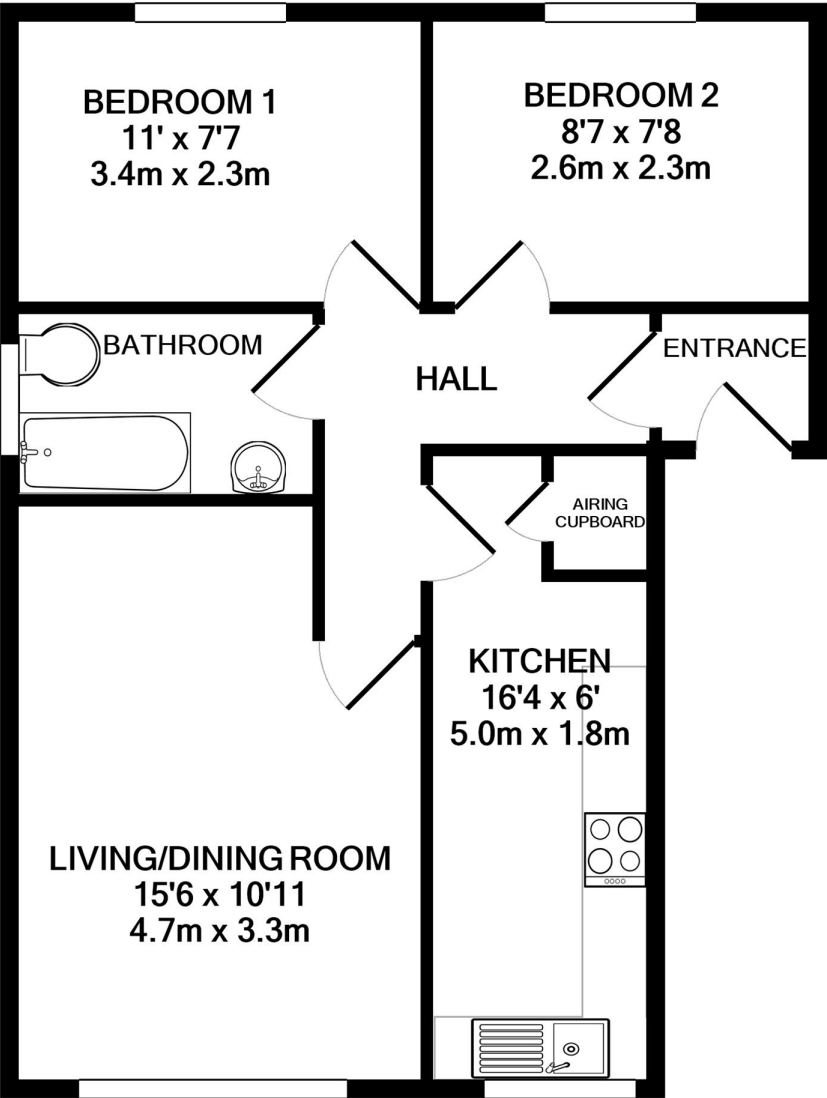
Bathroom

Side aspect frosted window, white suite comprising panel enclosed bath with mixer tap, over bath shower with glazed shower screen, low-level wc, hand wash basin in vanity unit with drawers beneath, part tiled walls, tiled floor.

Outside

Grounds

Communal ground, a garage in a block situated at the rear of the building, with an up and over door and eaves storage.



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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