

Flat 17, Reeves Court Frimley Road, Camberley, Surrey. GU15 3EJ.



£130,000 Leasehold



This immaculately presented first floor one bedroom apartment is one of only 34 warden assisted apartments designed for the over 60's, originally constructed by McCarthy Stone, situated within approximately half a mile from Camberley town centre with nearby bus routes to the town centre, The Meadows and Frimley. There are excellent facilities available, including a 24 hour central call monitoring service, part time house manager, residents' lounge, kitchen, laundry, guest suite, lift to all floors and a TV security entry system. There is a long lease of 113 years. Accommodation comprises living/dining room, fitted kitchen, shower room and good size bedroom with built in wardrobe. Outside there is parking and a communal garden.

Length of lease: 125 years from 2009 (113 years remaining)

EPC: B

The Property Ombudsman
 APPROVED CODE
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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			
		82	83
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			
		80	81
EU Directive 2002/91/EC			



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.

First Floor

Entrance Hall

Coved ceiling, deep walk in built in storage/airing cupboard housing hot water cylinder with slatted shelves above and light point, emergency cord.

Living/Dining Room

17' 6" x 12' 7" narrowing to 8' 9" (5.33m x 3.84m) Front aspect double glazed window, feature ornamental fireplace with fitted coal effect electric fire, coved ceiling, Dimplex storage heater, Sky point, telephone point, glazed double doors leading to:

Kitchen

8' 7" x 5' 8" (2.62m x 1.73m) Front aspect double glazed window, stainless steel single drainer sink unit, adjoining laminated work surfaces, range of eye and base level units in a light wood effect, part tiled walls, under unit lighting, built in oven and ceramic hob with extractor above, built in fridge and freezer.

Bedroom

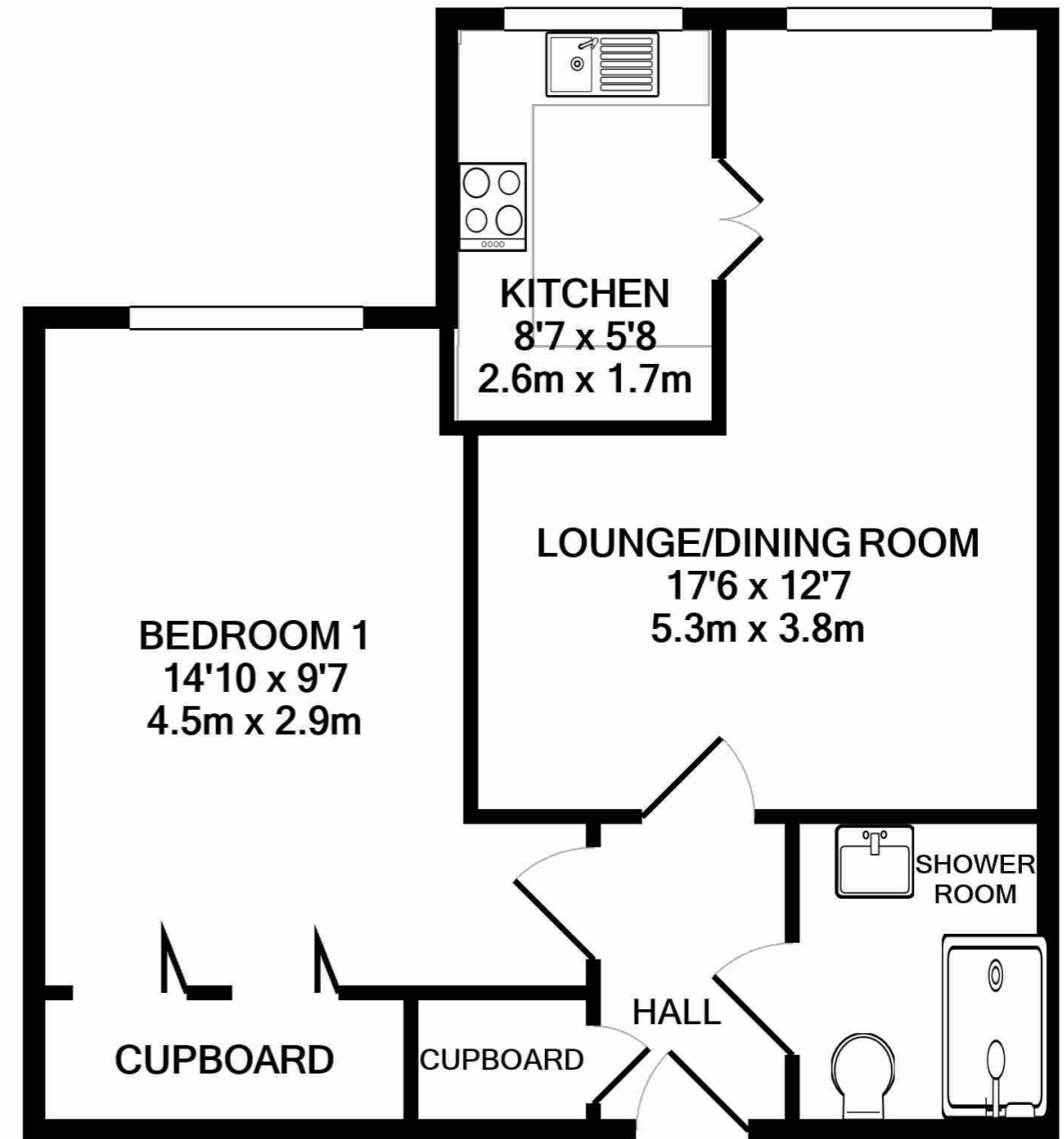
14' 10" x 9' 7" (4.52m x 2.92m) Front aspect double glazed window, Dimplex storage heater, deep double built in wardrobe with folding mirrored doors, telephone point.

Shower Room

White suite comprising double sized shower cubicle with shower unit and glazed sliding door, fully tiled walls, vanity unit wash hand basin, low flush wc, heated towel rail, Dimplex convector heater, coved ceiling. strip light with shaver point, fitted wall mirror.

Outside

Parking and Communal garden area



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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