

10c Elm Court, Frimley Green Road,  
Frimley, Surrey. GU16 7AQ.



**£279,950** Share of Freehold



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A (92-100)                                  |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| 56  | 78        |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| A (92-100)  |           |
| B (81-91)   |           |
| C (69-80)   |           |
| D (55-63)   |           |
| E (39-54)   |           |
| F (21-38)   |           |
| G (1-20)  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 65  | 37        |
| EU Directive 2002/91/EC   |           |



This well presented first floor maisonette is located within walking distance of Frimley High Street and Frimley railway station, and has easy access to M3 junction 4 and Frimley Park Hospital. The location offers a degree of privacy and comes with a Share of the Freehold in a block of only 4 properties. The well appointed accommodation comprises of a living room, modern fitted kitchen, two double bedrooms and a modern bathroom. The property also benefits from double-glazed windows and has a garage with a 19' x 9' conservatory style building which doubles as a garden store to the rear and a pleasant seating area to the front. In addition there is communal parking and a communal garden.

EPC: D

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

Side aspect half glazed front door, stairs to:

### First Floor

### Hallway

Side aspect frosted window, wall mounted electric radiator, door to airing cupboard, doors to:

### Living Room

12' 0" x 16' 6" (3.66m x 5.03m) Rear aspect window, wall mounted electric radiator.

### Kitchen

11' 8" x 10' 0" (3.56m x 3.05m) Rear aspect window, side aspect frosted window, range of wall and base units including glass fronted wall unit, work surfaces, stainless steel sink with mixer tap, space for electric cooker, space for upright fridge, space for under worktop freezer, space and plumbing for dishwasher and washing machine, tiled floor, part tiled walls.

### Bedroom One

12' 0" x 14' 11" (3.66m x 4.55m) Front aspect window, wall mounted electric radiator.

### Bedroom Two

13' 2" x 11' 9" (4.01m x 3.58m) Front aspect window.

### Bathroom

Side aspect frosted window, shaped panel enclosed bath with glazed shower screen and wall mounted power shower, vanity unit with hand wash basin and storage beneath, concealed cistern wc, wall mounted ladder style heated towel rail, tiled floor and walls.

### Outside

### Garage

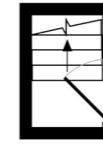
In a block of two.

### Conservatory

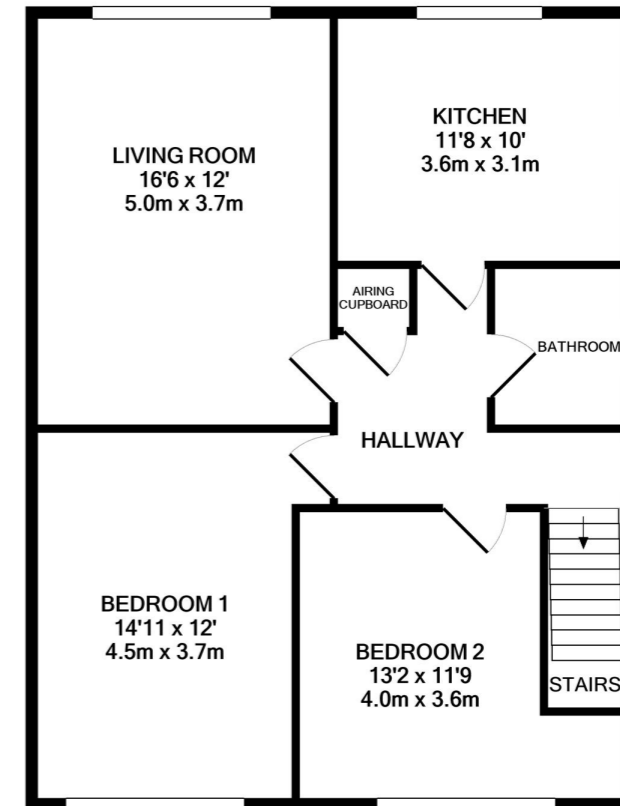
9' 10" x 19' 8" (3.00m x 5.99m) Split into two parts - a seating area with artificial grass, and a storage area. There is also a communal seating area.

### Car parking

Communal.



GROUND FLOOR  
APPROX. FLOOR  
AREA 16 SQ.FT.  
(1.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 743 SQ.FT.  
(69.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 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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