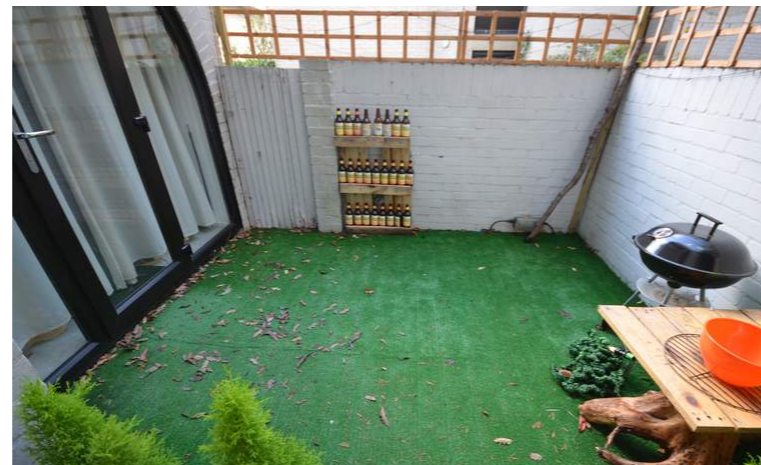
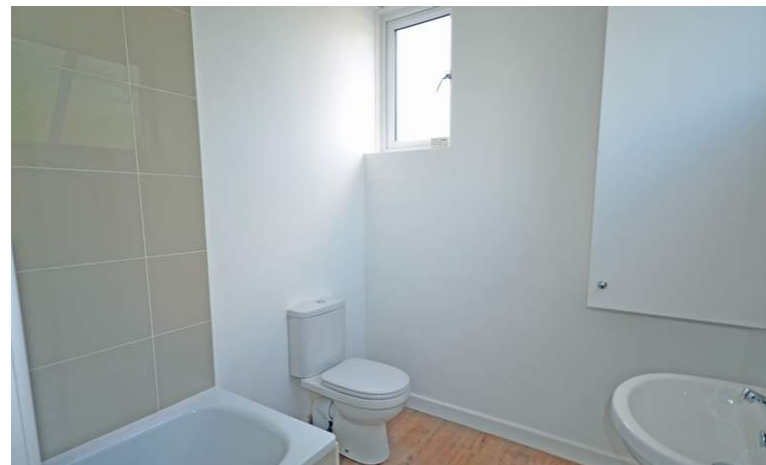


15 Apex Drive, Frimley, Surrey.  
GU16 7AF.

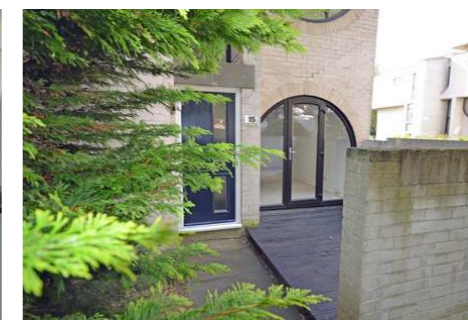


£355,000 Freehold



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>	61	64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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>	57	60
(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		EU Directive 2002/91/EC	



Built in the 1960s and designed by renown modernist architect Lawrence Abbott, this collection of 32 award winning houses are located in a pleasant tree-lined cul-de-sac close to the centre of Frimley village and railway station with Frimley Park Hospital a 5 minute walk away.

The spacious accommodation over three floors has double-glazed windows and gas fired radiator heating. The ground floor offers an open living room with dual aspect windows, spiral inspired stairs to the first floor open out into a splendid kitchen/dining room with a shower room, whilst further stairs to the second floor access two double bedrooms and an en-suite bathroom. The property further benefits from an enclosed outside space to the front and a garage in a nearby block. The surrounding gardens are communal.

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.

Registered Office: 13 Claremont Avenue,  
Camberley, Surrey GU15 2DR  
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
tel: 01252 838899 fax: 01252 838858  
1 Guildford Road, Camberley, Surrey, GU16 6NL



## Ground Floor

### Entrance

Panel glazed front door, fitted matting open to:

### Living Room

17' 0" x 16' 11" (5.18m x 5.16m) Full length front aspect shaped window, side aspect window, wall mounted radiator, 9 ceiling spotlights, open storage under stairs, door to storage cupboard, semi circular stairs to:

## First Floor

### Kitchen/Dining Room

17' 0" x 16' 1" (5.18m x 4.90m) Front aspect shaped window, side aspect full length window, wall mounted radiator. The kitchen area has a range of wall and base units with work surfaces over, an island unit with 4 ring stainless steel gas hob and housing a built in stainless steel single oven, built in fridge/freezer, built in washing machine, second wall mounted radiator, 4 ceiling mounted spotlights, 3 further positional spotlights, semi circular stairs to second floor. door to:

### Shower Room

Enclosed double shower cubicle with sliding glazed doors, low level wc, pedestal hand wash basin, tiled walls and floor.

## Second Floor

### Bedroom 1

11' 1" x 10' 0" (3.38m x 3.05m) Full length side aspect window, high level side aspect window, wall mounted radiator, 4 ceiling spotlights, double doors to eaves storage, set of half stairs to:

### En Suite

Dual side aspect windows, bath with mixer tap and shower attachment, part tiled walls, low level wc, hand wash basin, tiled flooring, 4 ceiling spotlights.

### Bedroom 2

Twin semi circular front aspect windows, further full length window, 4 ceiling spotlights.

## Outside

### Garden

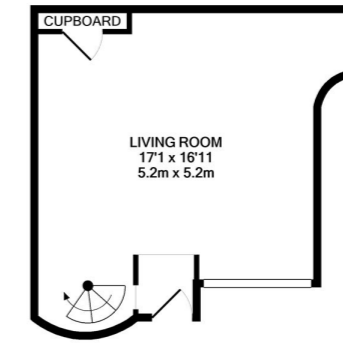
Small enclosed courtyard.

### Garage

In nearby block.

### Communal Gardens

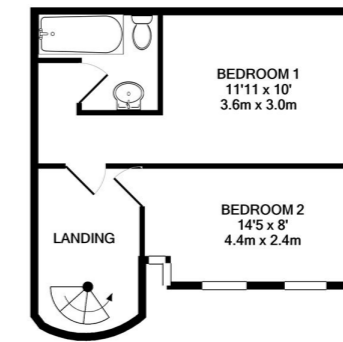
Well kept with mature trees and lawns.



GROUND FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 323 SQ.FT.  
(30.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1005 SQ.FT. (93.3 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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