

Flat 1, 26-28 Frimley Green Road,  
FRIMLEY, Surrey. GU16 7AH.



**£150,000** Leasehold



DUE TO THE LENGTH OF THE CURRENT LEASE THIS PROPERTY IS SUITABLE FOR CASH BUYERS ONLY.

This ground floor maisonette is available with No Onward Chain. The property requires updating and refurbishment throughout. The accommodation offers a 17' living room, two bedrooms, a kitchen and a bathroom. To the rear is a large communal grass area and beyond a block of garages containing one that belongs to the property with the ability to park one vehicle in front. The property has electric heating and secondary glazed windows.

With less than 55 years left on the lease, this property will not be mortgage-able without an extension and therefore would only suit a cash buyer.

EPC: D

The Property Ombudsman  
APPROVED CODE  
REGISTERED  
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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>		78
(55-68)	<b>D</b>	59	
(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	

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.



### Entrance Hall

Part-glazed front door leads to the entrance hall which has a wall mounted electric heater, door to a storage cupboard housing the electric meter and fuse-box, doors to:

### Living Room

11' 7" x 17' 2" (3.53m x 5.23m) Rear aspect window, tiled fireplace, wall mounted electric heater, door to:

### Kitchen

7' 11" x 9' 11" (2.41m x 3.02m) Dual aspect windows, door to larder cupboard, single bowl, single drainer sink unit with cupboard beneath, further base and one wall cupboard, vinyl floor.

### Bedroom 1

9' 8" x 10' 11" (2.95m x 3.33m) Front aspect window, wall mounted electric heater, door to under stairs storage cupboard.

### Bedroom 2

7' 11" x 10' 11" (2.41m x 3.33m) Front aspect window, wall mounted electric heater

### Bathroom

Side aspect frosted window, panel enclosed bath, pedestal hand wash basin, low-level wc, door to airing cupboard housing hot water storage tank with slatted shelving, vinyl floor, wall mounted single bar electric heater.

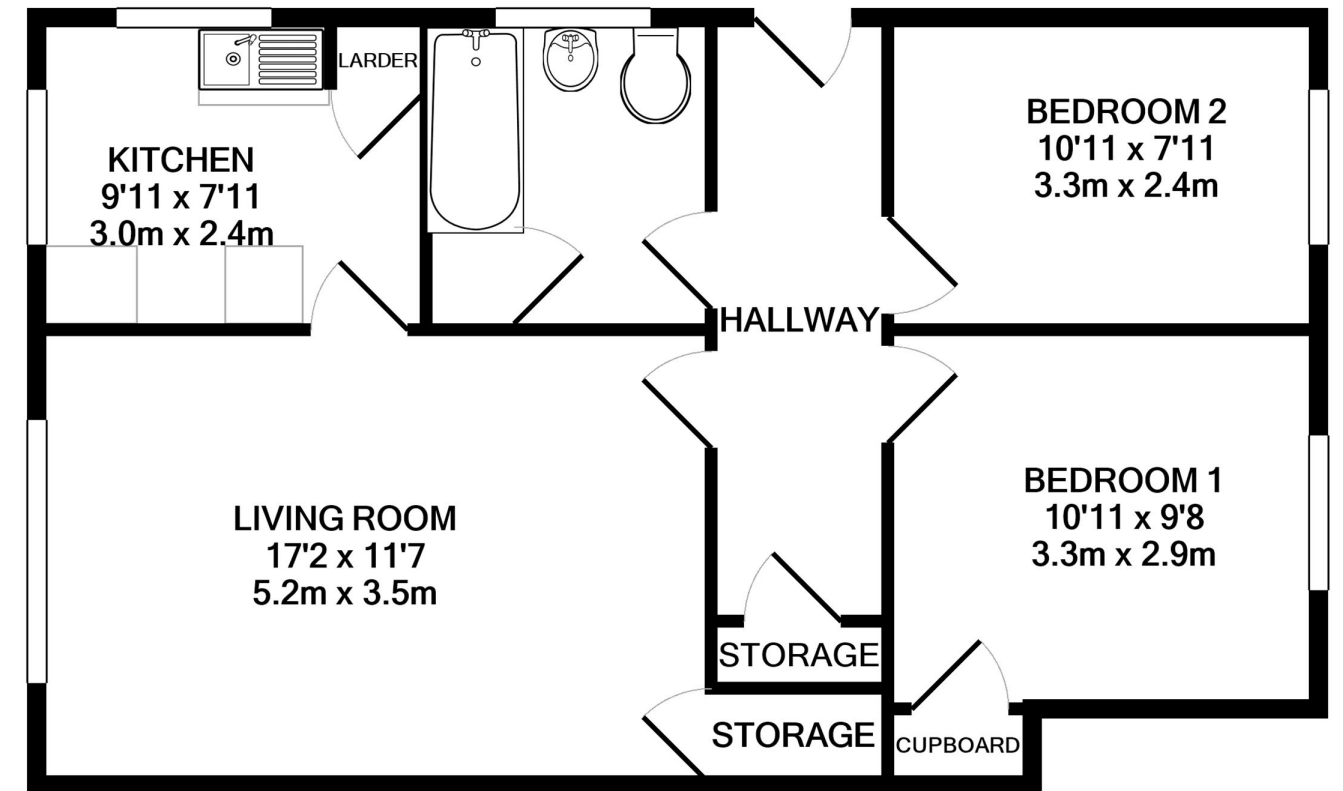
### Outside

#### To The Rear

A large grass area that is communal to all four of the flats in the block, a driveway leads to a block of 4 garages situated at the very rear of the plot, the one on the far right hand side belongs to this property. The grounds are enclosed by a mixture of brick walls, panel fencing and mature hedging.

#### To The Front

A low brick wall forms the front border with a grassed area up to the building, a gated side access leads to the front door. A driveway continues to the rear.



**TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.8 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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