

Flat 2, Brooke Court Beech Road,
Frimley Green, Surrey. GU16 6YZ.



£125,000 Leasehold



A delightful one bedroom ground floor retirement apartment close to the heart of Frimley Green village centre.

The property has a fitted kitchen, refitted shower room, sealed unit double glazed windows and is offered in good decorative order throughout. There are parking bays available at the front of the building and well maintained communal grounds both front and back. The property is conveniently situated within walking distance of village shops, doctors' surgery, dental practice and other local amenities. There are 66 years left on the lease and being designed as a retirement complex, there is a minimum age of 60.

No Onward Chain. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	82
(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	

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

APPROVED CODE
TRADING STANDARD

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

Ground Floor

Entrance Hall

Dimplex convector heater, airing cupboard housing a lagged copper tank with shelves over.

Lounge

Dimplex storage heater, TV aerial point, sealed unit double glazed leaded light window to the front, entry phone, door to:

Kitchen

Single drainer stainless steel sink unit adjoining laminated working surfaces, range of high and low level units, space and plumbing for washing machine, built-in ceramic electric hob with oven below, space for fridge/freezer, sealed unit double glazed leaded light window to the front.

Bedroom

Wall mounted Dimplex convector heater, TV aerial point, sealed unit double glazed leaded light window to the rear.

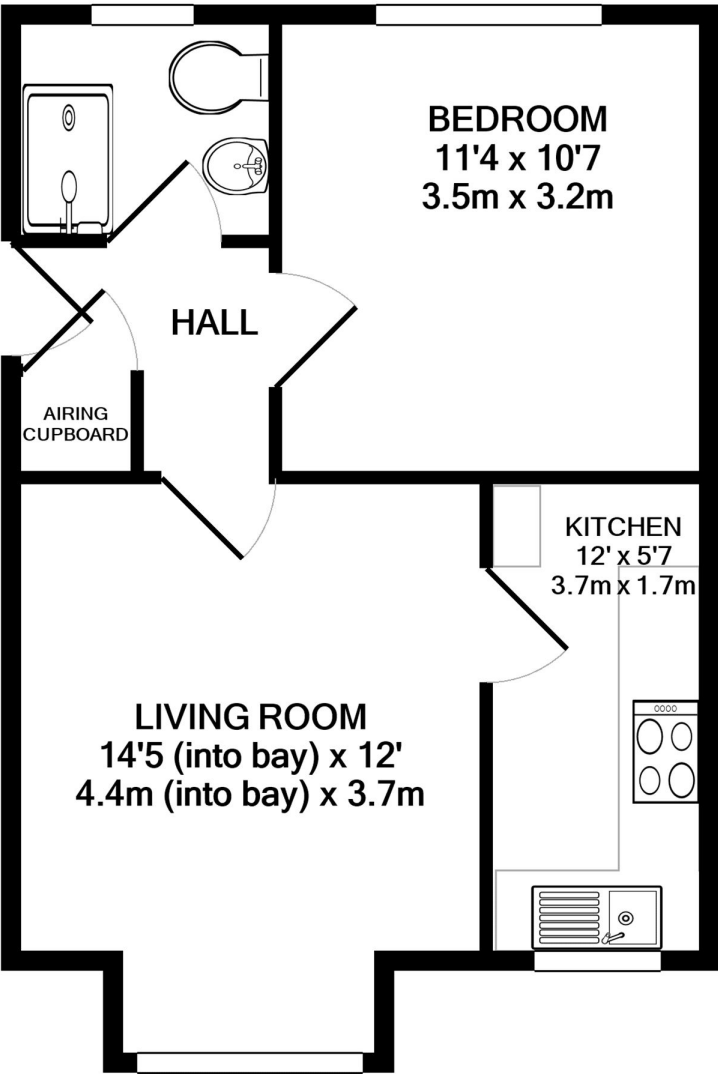
Shower Room

Refitted with large shower cubicle, shower seat, sliding glazed door, low flush wc, pedestal wash basin with cupboards below, ladder style heated towel rail, fully tiled walls, strip light with shaver point, sealed unit double glazed frosted leaded light window to the rear, non slip floor.

Outside

Communal Gardens

Parking



TOTAL APPROX. FLOOR AREA 411 SQ.FT. (38.2 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
Made with Metropix ©2020