

Flat 1, Doveton House, Balmoral Drive, FRIMLEY, Surrey. GU16 8UH.



£209,995 Leasehold



****NO ONWARD CHAIN**** A well presented ground floor Maisonette located in the popular Paddock Hill area, close to local shops and amenities and with the added benefit of two allocated parking spaces. The accommodation offers an entrance hall with twin storage cupboards, an 'L' shaped living/dining room, a modern kitchen and a bedroom with built-in storage.

There are communal gardens accessed via the living room and gated access to the front of the property. Further benefits include gas fired central heating, double glazed windows and recently fitted high quality laminate flooring. The property is offered with No Onward Chain.

Lease: 109 years left. EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(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.

GROUND FLOOR

Entrance

Part glazed front door to:

Entrance Hall

Archway to kitchen, open plan to living/dining room, door to bathroom and bedroom, doors to two twin storage cupboards, wall mounted radiator, laminate flooring.

Living/Dining Room

Side aspect, double doors to communal garden with side windows, further side aspect window, twin ceiling lights, 3 wall mounted radiators, laminate flooring.

Kitchen

Range of wall and base units with work surfaces over, stainless steel single oven, stainless steel four ring electric hob and splash back, stainless steel extractor hood above. Space and plumbing for washing machine, space for upright fridge/freezer, four ceiling inset spotlights.

Bedroom

Side aspect window, wall mounted radiator, fitted furniture including overhead bed unit with storage cupboards, twin double wardrobes with four drawer chest of drawers between.

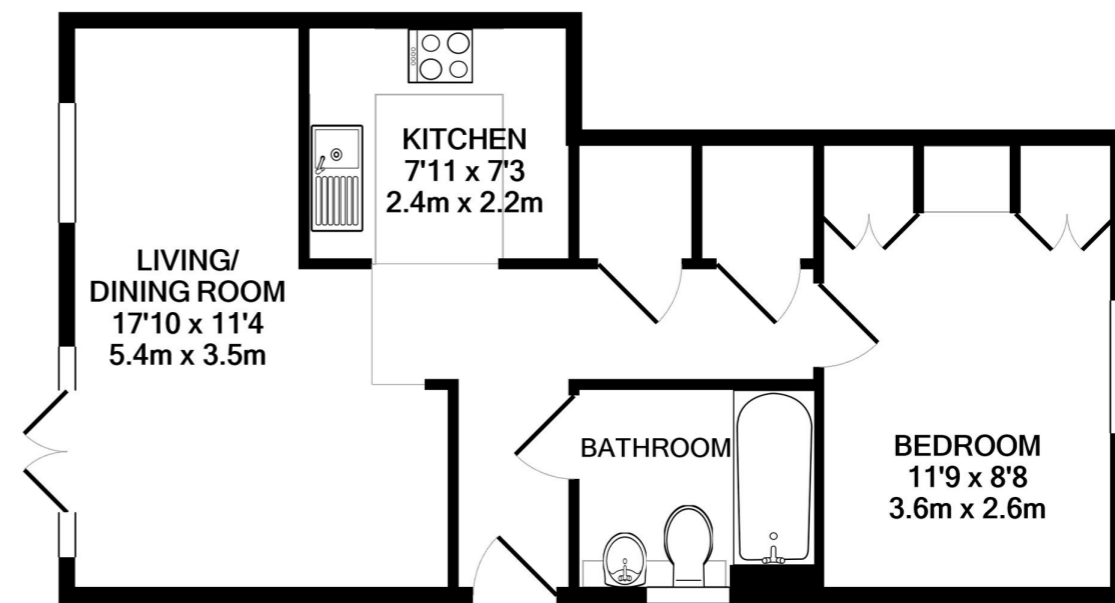
Bathroom

Front aspect frosted window, panel enclosed bath with mixer tap and shower attachment, glazed shower cubicle enclosing half of the bath with opening door, vanity unit with storage beneath, concealed cistern wc and hand wash basin, tiled floor.

OUTSIDE

Communal Grounds

Accessed via the living room doors, gated access to the front of the property where the two allocated parking spaces are marked 1 & 16.



TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 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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