

Flat 8 Brooke Court, Beech Road, Frimley Green, FRIMLEY GREEN, Surrey. GU16 6YZ.



OIEO **£77,000** Leasehold



Located close to the heart of Frimley Green village, this one bedroom first floor retirement apartment enjoys views over local green spaces and has been recently refurbished to a high standard with a new kitchen and shower room, redecoration and flooring throughout. The property is conveniently situated within walking distance of Frimley Green Medical Centre, the library and the village shops and amenities. The accommodation comprises of an entrance hall, living room, a double bedroom and the recently refitted kitchen & shower room. Additional features include double glazed windows, attractive communal grounds and NO ONWARD CHAIN.

Lease: 66 years EPC: C Council tax band B: £1,682.51 per annum (2022/23)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(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

Communal Entrance Hall

Door to outside, window, stairs to first floor.

FIRST FLOOR

Communal Landing

Front door to:

Entrance Hall

Private front door, wall mounted electric radiator, airing cupboard housing the hot water storage tank with immersion heater. Doors to:

Living Room

12' 7" x 11' 6" (3.84m x 3.51m) Side aspect leaded light window with views over public green space, wall mounted electric radiator, wall mounted security entry phone, central ceiling light.

Refitted Kitchen

5' 9" x 9' 9" (1.75m x 2.97m) Side aspect leaded light window, recently refitted kitchen with brand new appliances and a range of wall and base units with work surfaces over. Built in glass fronted single oven, built in induction hob with stainless steel extractor hood above, stainless steel single bowl single drainer sink unit with storage cupboards beneath, space and plumbing for a washing machine, space for an upright fridge/freezer, part tiled walls and splash backs.

Bedroom

10' 8" x 10' 10" (3.25m x 3.30m) Rear aspect leaded light window overlooking communal gardens, wall mounted electric radiator, central ceiling light.

Refitted Shower Room

Recently refitted with a walk-in shower cubicle with glazed partition and tiled walls, low level wc, pedestal hand wash basin, tiled walls, wall mounted electric radiator, central ceiling light, ceiling mounted extractor fan, wall mounted storage cupboard with mirrored doors, non-slip flooring.

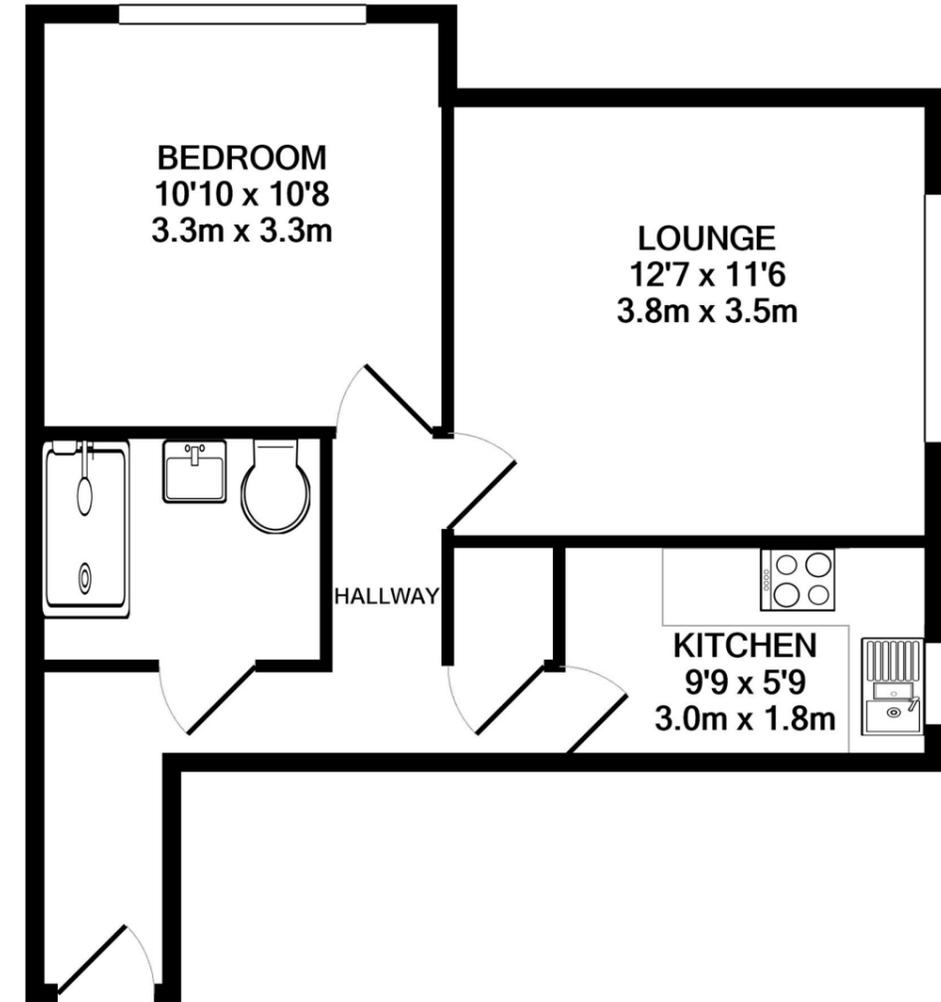
OUTSIDE

Communal Garden

The development has a well maintained garden to the rear of the building that offers shade and sun throughout the year and is enclosed by panel fencing.

Parking

There are private parking bays available for residents and visitors alike.



TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 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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