

Flat 10 Merlin Court, The Cloisters,
Frimley, Camberley, Surrey. GU16 7JN.



£240,000 Leasehold



A two bedroom ground floor apartment in need of some updating, situated within walking distance of Frimley High Street and Frimley Park Hospital, also convenient for local schools and access to Junction 4 of the M3 motorway. The accommodation comprises of a lounge/dining room with door to communal gardens, kitchen, bathroom and two bedrooms. The property has gas fired central heating by radiators, sealed unit double glazing and a long lease with approximately 949 years to run. There are attractive communal gardens, a drying area, garage and visitor parking.

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	70	75
(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	

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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

1 Guildford Road, Camberley, Surrey, GU16 6NL

GROUND FLOOR

Communal Entrance Hall

Part glazed door leading to:

Entrance Hall

Shelved built-in storage cupboard, entry phone, airing cupboard housing a lagged copper tank and cold water storage tank.

Lounge/Dining Room

15' 10" x 11' 10" (4.83m x 3.61m) Double radiator, wood effect laminate flooring, coved ceiling, sealed unit double glazed windows and casement door leading to communal gardens.

Kitchen

10' 4" x 9' 0" (3.15m x 2.74m) Circular bowl single drainer stainless steel sink unit, laminated working surfaces, range of high and low level units in a light wood colour. Gloworm gas fired boiler for the central heating and domestic hot water, radiator, coved ceiling, sealed unit double glazed window to the rear elevation, ample appliance space, free standing Belling cooker with 4 burner gas hob and extractor hood over, space and plumbing for washing machine.

Bedroom 1

13' 3" x 9' 5" (4.04m x 2.87m) Radiator, coved ceiling, built-in storage cupboard, sealed unit double glazed window to the front.

Bedroom 2

11' 6" x 7' 9" (3.51m x 2.36m) Radiator, built in wardrobe, sealed unit double glazed window to the front.

Bathroom

White suite comprising of a panelled bath with a separate Mira shower unit and a fully tiled surround, low flush wc, pedestal wash basin, radiator, strip light with shaver point, sealed unit double glazed frosted window, part tiled walls.

OUTSIDE

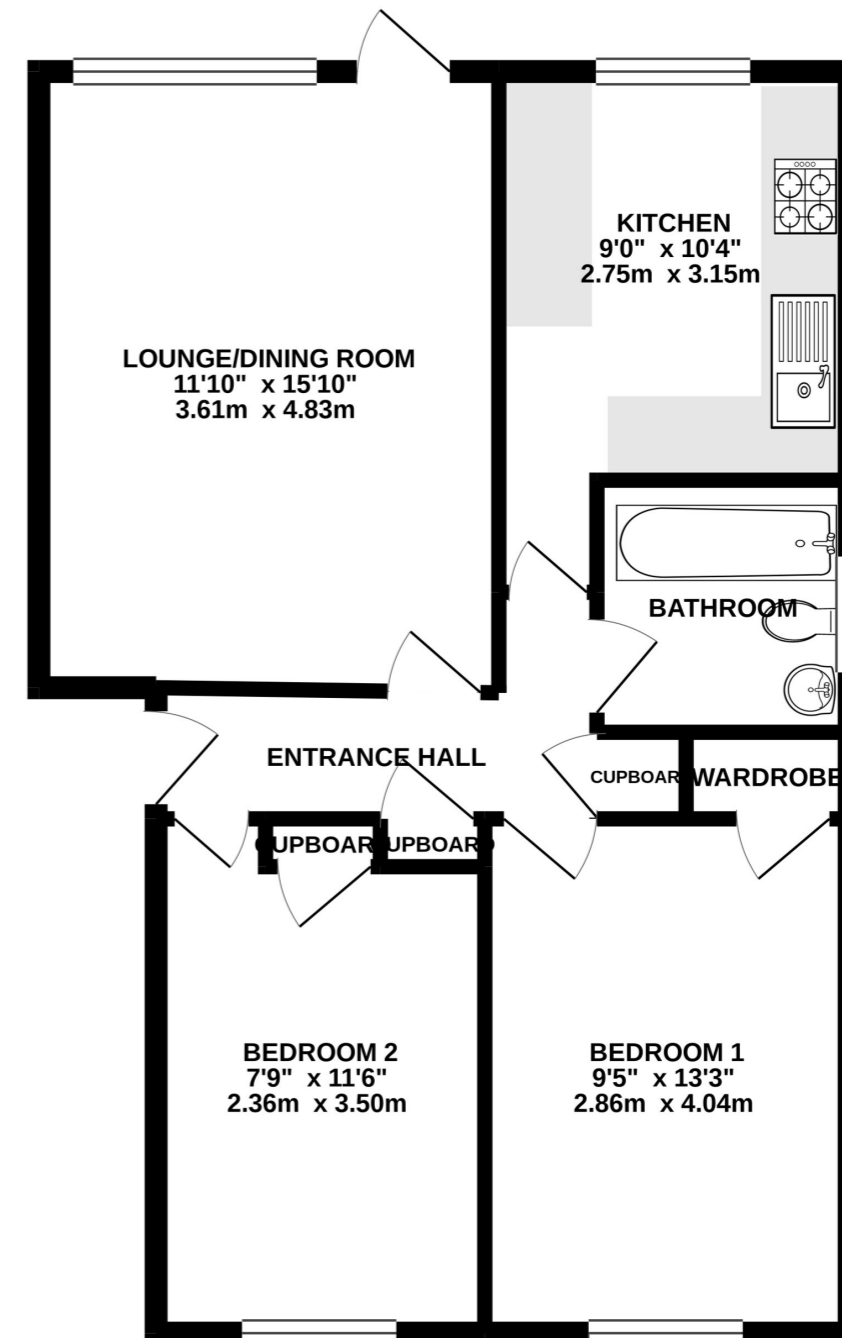
Attractive Communal Gardens

With lawns, trees, shrubs and drying area.

Garage

In a nearby separate block.

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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