

11 Chilham Close, Frimley, Camberley, Surrey. GU16 9YA.



£215,000 Leasehold



Offered for sale with no onward chain and situated on the ever popular Paddock Hill development is this first floor maisonette with a current lease of 56 years to run. The property is located in a small cul de sac within easy reach of a range of local shops, doctors' surgeries, playing fields, eateries, public houses and Frimley Park Hospital.

The property benefits from having two good sized bedrooms, a generous sized living room, modern kitchen and bathroom. In addition, the home has replacement double glazing, gas central heating to radiators, a nearby garage with electrics, and a private enclosed garden.

EPC: C Council Tax C: £2,078.05 per annum (2024/25) Ground rent: £50 per annum

LEASE: The current lease only has 56 years left and would appeal to buyers not requiring a mortgage.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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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GROUND FLOOR

Reception Hall

UPVC front door, radiator, stairs to first floor.

FIRST FLOOR

Landing

Radiator, side double glazed window, access to loft space.

Living Room 14' 3" x 10' 10" (4.35m x 3.3m)

Double radiator and UPVC double glazed window.

Kitchen 10'3" x 7' 0" (3.13m x 2.14m)

Fitted with a range of white-fronted units with roll-edge work surfaces over, built-in electric oven, gas hob with cooker hood above, space for washer and dryer and upright fridge/freezer. Inset ceiling lighting, tiled floor, heated towel rail, UPVC double glazed window.

Bedroom 1 13' 9" x 10' 11" (4.19m x 3.33m)

Double radiator, UPVC double glazed window, built-in wardrobes.

Bedroom 2 11' 1" x 7' 0"(3.38m x 2.13m)

Radiator, built-in wardrobe, UPVC double glazed window.

Bathroom

Fitted with a white suite comprising a shower bath with mixer taps and separate overhead shower, wall mounted wash hand basin, low level WC, tiled walls and tiled flooring, heated towel rail, UPVC double glazed window.

OUTSIDE

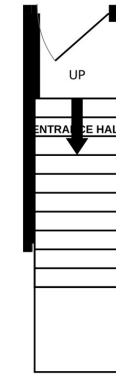
Garage in nearby block

With power and light.

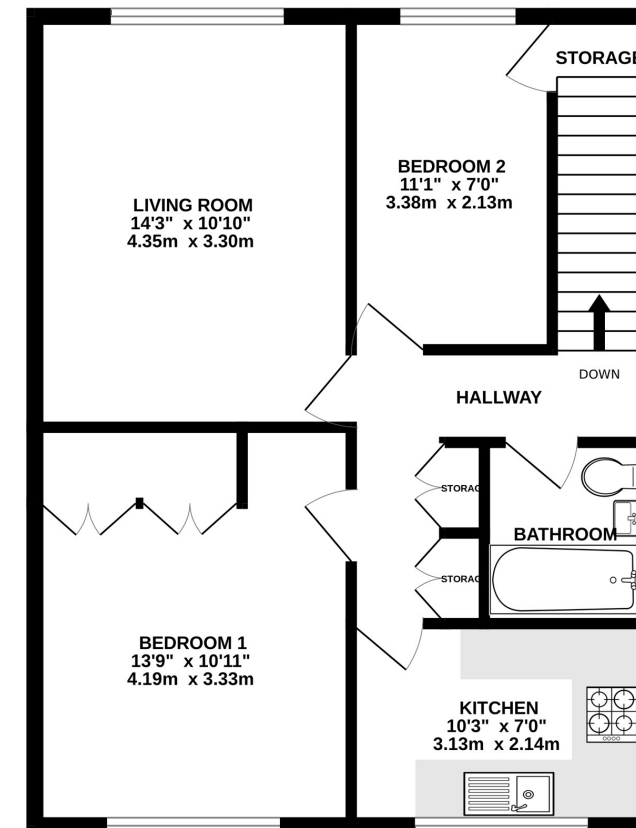
Private Garden

Predominantly laid to lawn with patio area to one side, all enclosed by panel fencing.

ENTRANCE FLOOR
20 sq.ft. (2.4 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



CHILHAM CLOSE

TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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