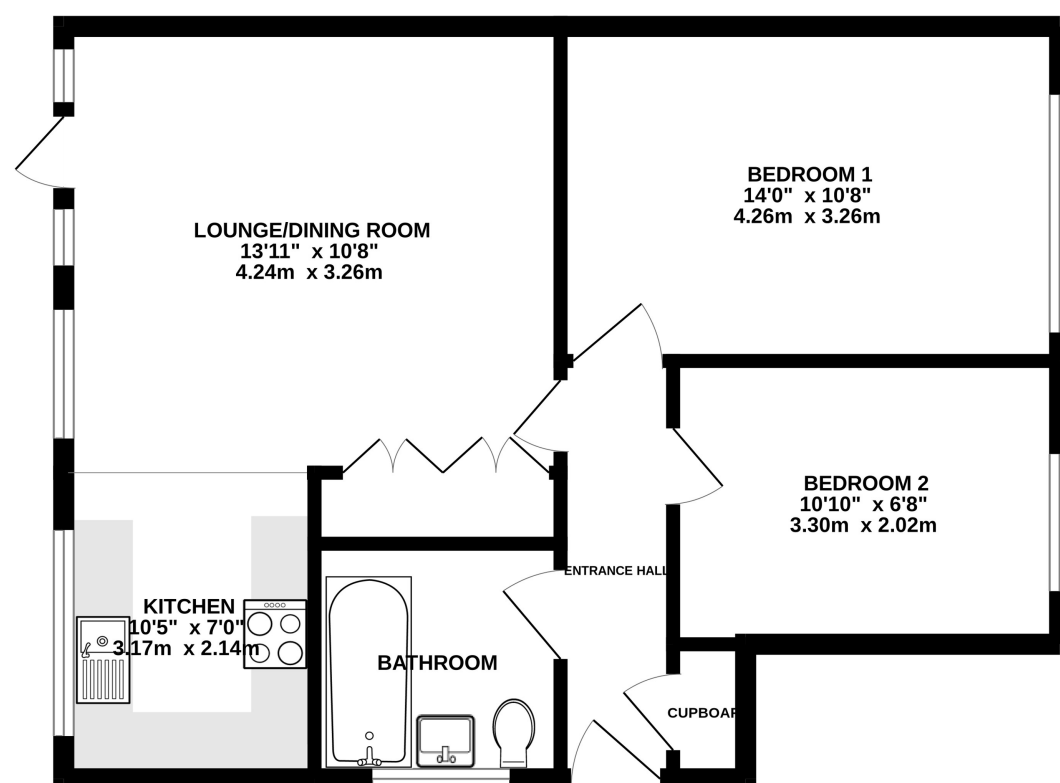


34 Chilham Close Camberley, Frimley. GU16 9YA

GROUND FLOOR



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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£280,000 Leasehold



- Ground floor maisonette
- Private garden
- Parking
- Exceptionally well presented
- Two bedrooms
- Long lease
- Single garage
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	77
England, Scotland & Wales			

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.



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The Property

Situated on the desirable Paddock hill development in Frimley, is this light and airy exceptionally well presented ground floor maisonette with its own private garden. Presented in excellent order throughout the internal accommodation comprises circa 14ft lounge/dining room, modern kitchen, two bedrooms and a three- piece bathroom suite. Further benefits include double glazing, gas central heating, parking and a single garage.

The property is offered to the market with no onward chain and a viewing is highly recommended.

Outside there is a fully enclosed private rear garden with a storage shed and a single garage in a block.

(Please note that the photos were taken in 2023)

EPC Rating: C | Council Tax C: £2,277.34 p.a. (2026/2027)

Ground rent: £200.00 p.a. | Lease of 125 years with 118 years remaining

Location

Chilham close is a sought after location within walking distance of a good range of local amenities and well regarded schools.

The property is also conveniently situated within close proximity of Frimley Park Hospital and Frimley High Street with its good range of shops, restaurants and public houses. Access to junction 3 of the M3 motorway is nearby, as is a railway station.