

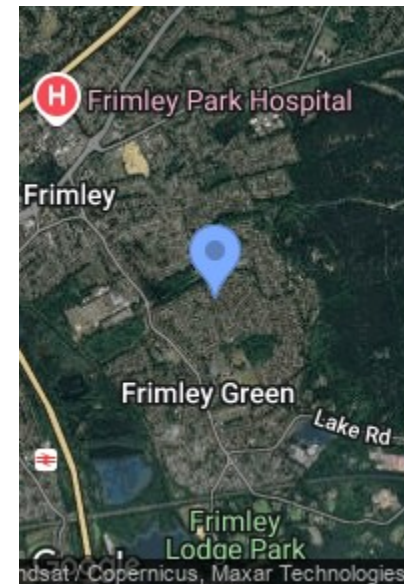


CHILHAM CLOSE, FRIMLEY, CAMBERLEY GU16
PRICE GUIDE £300,000

ROAD MAP



HYBRID MAP



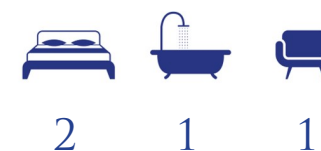
TERRAIN MAP



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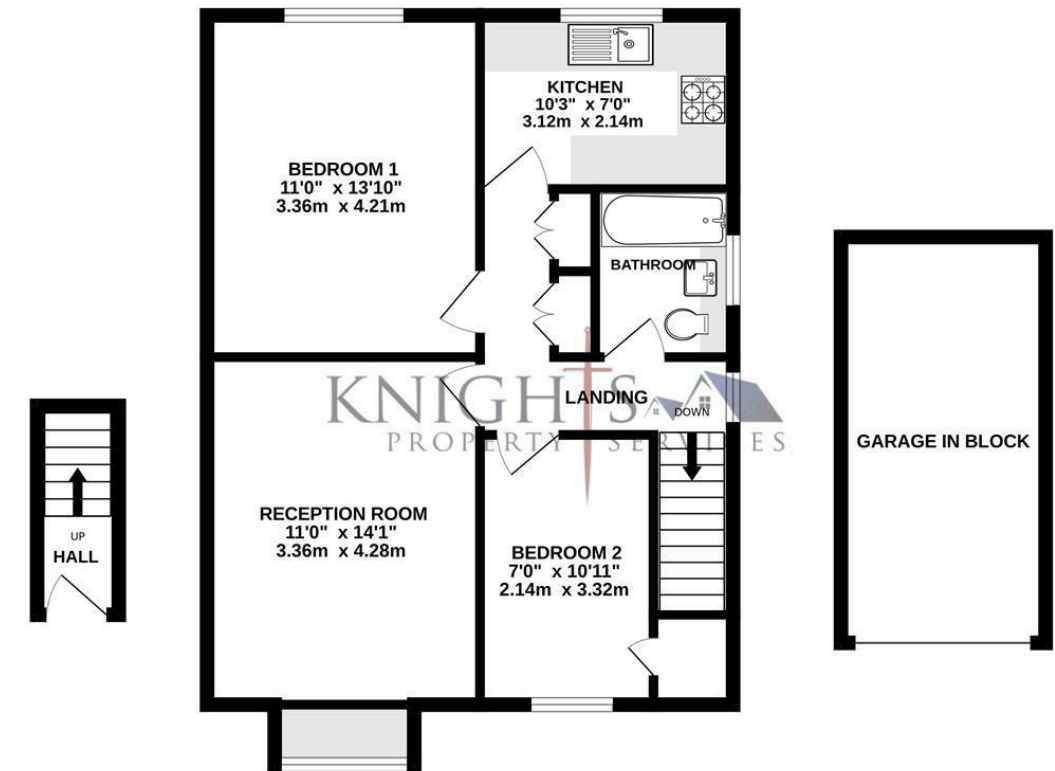
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	74	76
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

FIRST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 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.
Made with Metropix C2025



MAIN FEATURES

- First Floor Maisonette
- Two Double Bedrooms
- Beautifully Presented
- Undergoing Current Lease Extension
- Garage
- No Onward Chain
- Rear Garden
- One Allocated Parking Space
- Fully Renovated

FULL DETAILS

Hall

Enter via new front door with stairs leading to the first floor.

Landing

Bespoke cupboards and new carpet flooring.

Kitchen

Range of base and eye level units, sink, gas hob, extractor fan, electric oven/grill, dishwasher, fridge/freezer and washing machine. Linoleum flooring.

Reception Room

Front aspect and new carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below, heated towel rail and partly tiled walls.

Bedroom One

Rear aspect and new carpet flooring.

Bedroom Two

Front aspect, storage and new carpet flooring.

Council Tax

Band C.

Leasehold Information

We have been advised by the current owner that the lease is currently being extended to approximately 144 years. There is currently no service charge and the current ground rent is approximately £50 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

CHILHAM CLOSE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** UNDERGOING LEASE EXTENSION** Nestled on the desirable Paddock Hill development of Frimley, is this charming maisonette on Chilham Close. This extremely well presented first floor home boasts a host of recent improvements by the current owner. There is a light and airy reception room, two double bedrooms, a modern bathroom and a modern kitchen. Some of the standout features of this maisonette is the inclusion of a garage, an allocated parking space and a rear garden.

This property is being sold with no onward chain and the owner is also undergoing a lease extension currently. The location is appealing, with a good range of local amenities and well regarded schools close by. This maisonette is a delightful blend of modern living and practicality, set in a sought-after area. With its recent upgrades such as new carpets, new bathroom and a new kitchen, it is a property not to be missed.