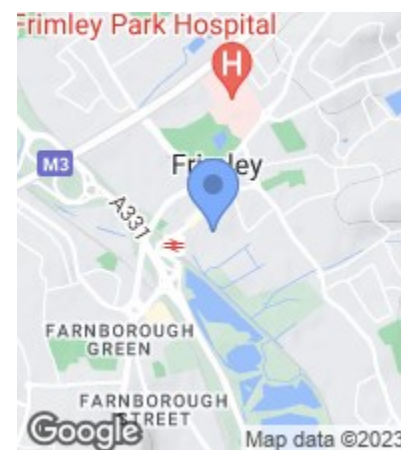
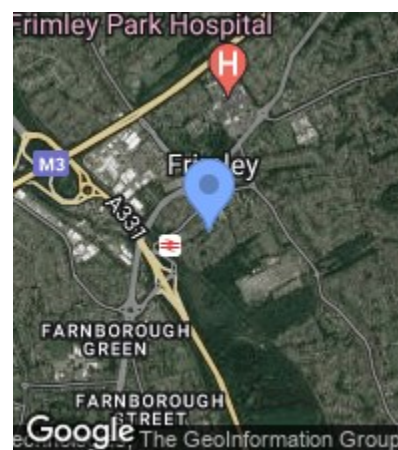
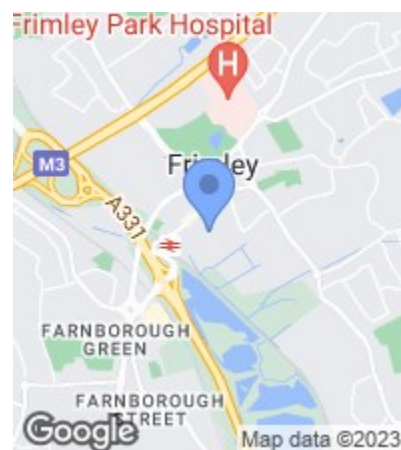


ROAD MAP

HYBRID MAP

TERRAIN MAP

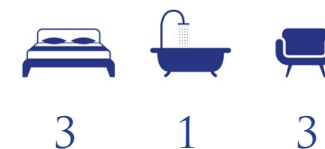


LEONARD CLOSE, CAMBERLEY GU16  
£1,650 PCM

Camberley 01276 539111  
Email: enquiries@knightspropertyservices.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 (plus) <b>A</b>		8
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>	56	
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







### MAIN FEATURES

- Available Beginning Of December
- Unfurnished
- Three Bedrooms
- Driveway Parking
- Close To Local Amenities
- Three Reception Rooms
- Terrace Property

### FULL DETAILS

**Entrance**  
Enter via door and tiled flooring. Door leading through to;

**Entrance Hallway**  
Stairs leading to the first floor and laminate flooring.

**WC**  
Wash hand basin, low level WC, vanity mirror and tiled flooring.

**Lounge**  
12'9 x 12'8 (3.89m x 3.86m)  
Front aspect, laminate flooring and leading through to;

**Dining Room**  
13'0 x 9'6 (3.96m x 2.90m)  
Laminate flooring. Door leading through to;

**Conservatory**  
9'6 x 8'4 (2.90m x 2.54m)  
Tiled flooring and doors leading to the rear garden.

**Kitchen**  
19'0 x 6'1 (5.79m x 1.85m)  
Range of base and eye level units, freestanding cooker with gas hob, boiler, sink and space for; fridge/freezer and dishwasher. Partly tiled walls and tiled flooring.

**First Floor Landing**  
Carpet flooring and access to the loft.

**Bedroom One**  
13'0 x 9'3 (3.96m x 2.82m)  
Front aspect double bedroom, wardrobe with sliding doors and carpet flooring.

**Bedroom Two**  
11'0 x 9'5 (3.35m x 2.87m)  
Rear aspect double bedroom, airing cupboard, storage and carpet flooring.

**Bedroom Three**  
11'6 x 6'3 (3.51m x 1.91m)  
Front aspect, wardrobe and carpet flooring.

**Bathroom**  
Bath with shower, low level WC, wash hand basin and linoleum flooring.

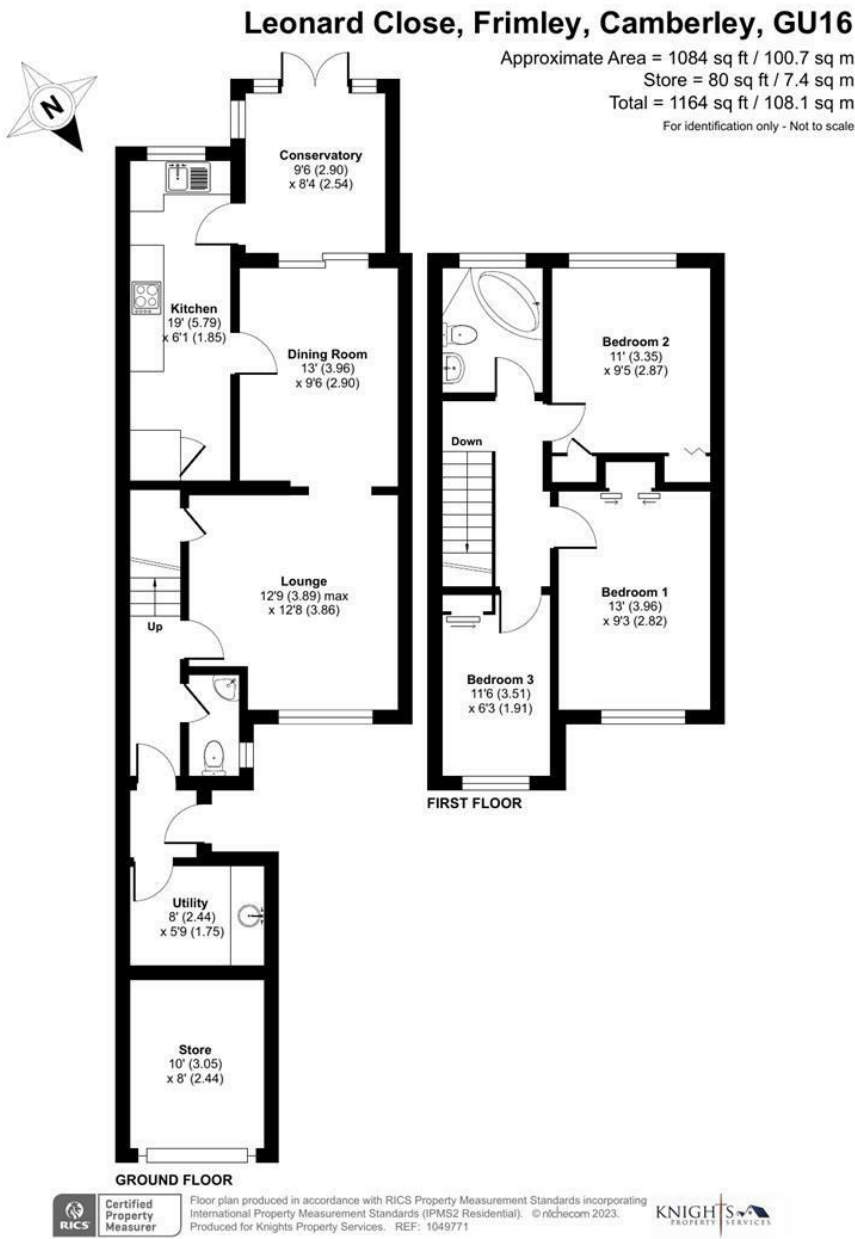
**Store**  
10'0 x 8'0 (3.05m x 2.44m)

**Utility**  
8'0 x 5'9 (2.44m x 1.75m)  
Base units, sink and tiled flooring.

**To The Rear**  
Mainly laid to shingle with mature planting.

**Council Tax**  
Band D.

### FLOORPLAN



### LEONARD CLOSE, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES \*\*AVAILABLE BEGINNING OF DECEMBER & UNFURNISHED\*\* Offered to the market for rent is this three bedroom terrace property, situated in the heart of Frimley, close to local amenities and Frimley Park Hospital. The ground floor comprising; lounge, dining room, conservatory, kitchen, WC and utility. The first floor hosts two double bedrooms, one single bedroom and a bathroom. Externally there is driveway parking, a store and a rear garden.

Holding deposit - £380.77  
5 weeks deposit - £1903.85  
Minimum household income required for referencing - £49,500