



WINDSOR WAY, FRIMLEY, CAMBERLEY GU16  
£1,750 PCM

ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		88
B	81-91		
C	69-80	75	
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	





## MAIN FEATURES

- Available 1st May
- Unfurnished
- Very Well Presented
- Access To Garage Via Garden
- Well Maintained Garden
- Three Bedrooms
- Walking Distance Of Local Amenities
- Close To Sought-After Schools
- Spacious Reception Room

## FULL DETAILS

### Entrance Hallway

Enter via door, understairs storage cupboard, stairs leading to the first floor and laminate flooring.

### WC

Low level WC, wash hand basin and tiled flooring.

### Kitchen

8'9 x 7'11 (2.67m x 2.41m)

Range of base and eye level units, washing machine, tumble dryer, cooker with four ring hob and oven, fridge/freezer and sink.

### Reception Room

18'11 x 15'5 (5.77m x 4.70m )

Carpet flooring and sliding door leading out to the garden.

### First Floor Landing

Airing cupboard and carpet flooring.

### Bedroom One

15'1 x 8'5 (4.60m x 2.57m)

Rear aspect, built-in wardrobe and carpet flooring.

### Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

Front aspect and carpet flooring.

### Bedroom Three

9'8 x 6'10 (2.95m x 2.08m)

Rear aspect and carpet flooring.

### Bathroom

Low level WC, wash hand basin, bath with power shower, towel rail, tiled flooring and tiled walls.

### To The Rear

Patio area, lawned area, borders and access to the garage in a block.

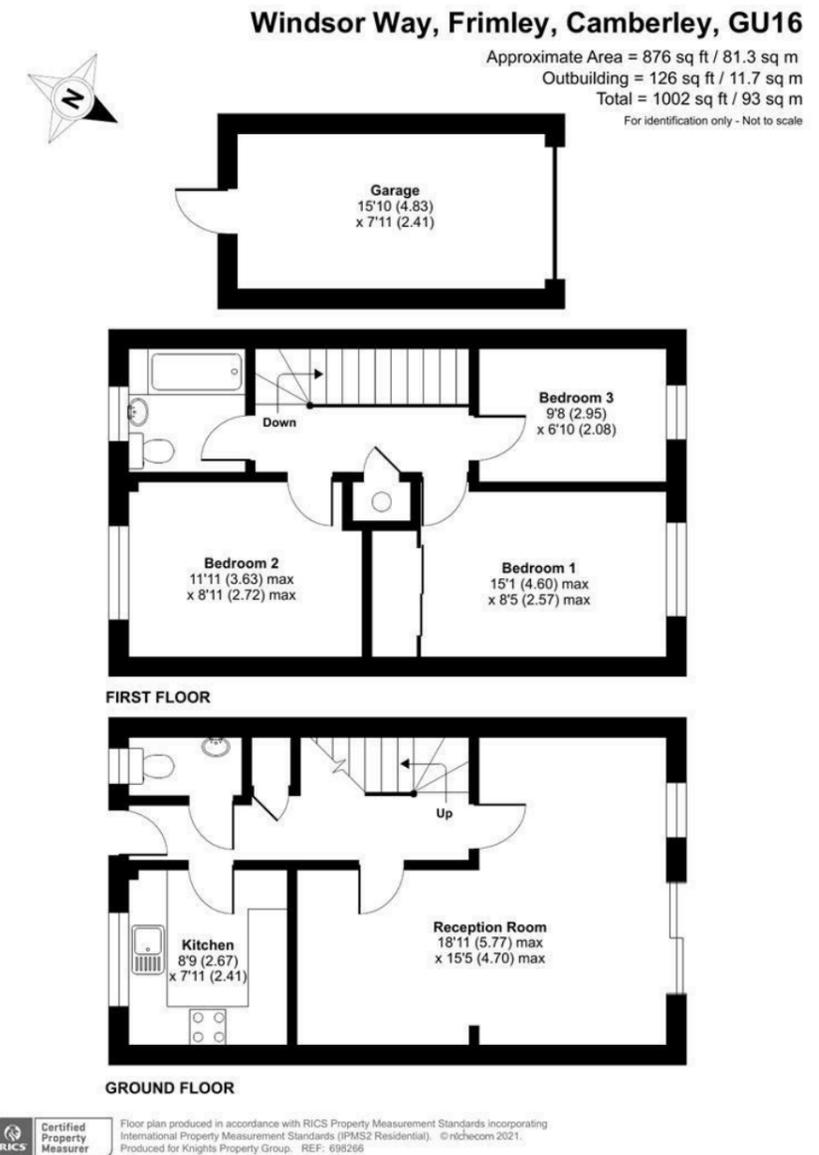
### Garage

15'10 x 7'11 (4.83m x 2.41m)

### Council Tax

Band D.

## FLOORPLAN



## WINDSOR WAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES \*\*AVAILABLE 1ST MAY & UNFURNISHED\*\* For rent is this very well presented three bedroom terraced home, situated on the Paddock Hill development and within close proximity to local amenities, sought-after schools and Frimley Park Hospital. Internally the property comprising; a large reception room, kitchen, ground floor WC, bathroom and three bedrooms. Externally there is a well maintained rear garden and a garage in a block.

Holding deposit - £403.85

5 weeks deposit - £2019.23

Minimum household income required for referencing - £52,500