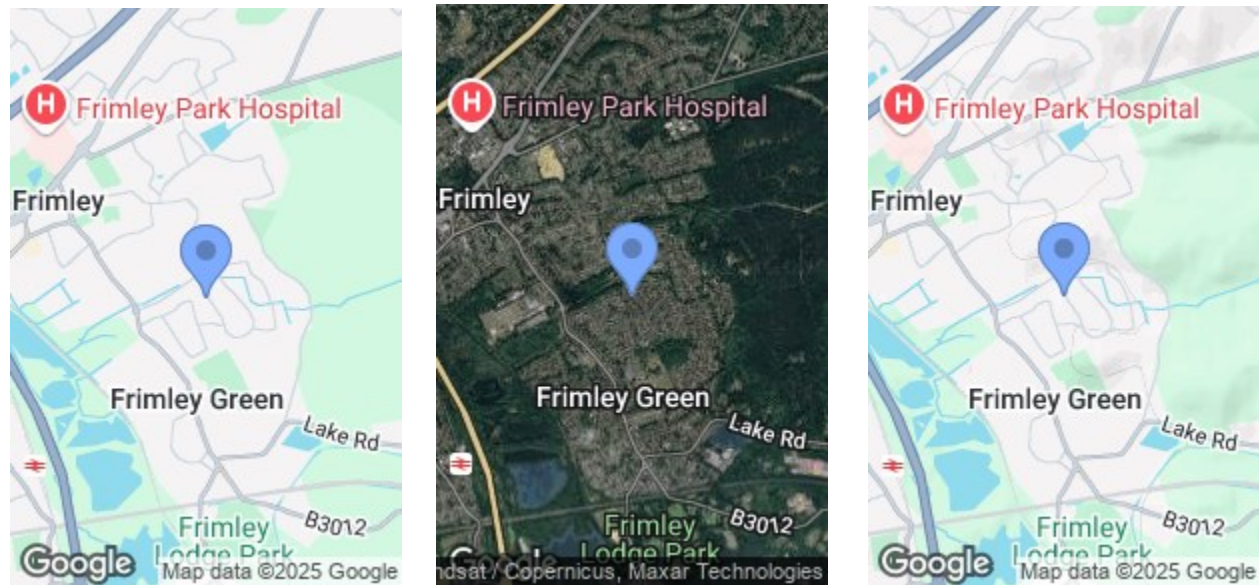


ROAD MAP

HYBRID MAP

TERRAIN MAP



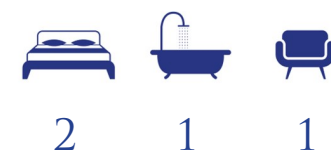
SANDRINGHAM WAY, FRIMLEY, CAMBERLEY GU16
£350,000

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



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





MAIN FEATURES

- Ground Floor Luxurious Maisonette
- Two Double Bedrooms
- New Ceilings
- Garden With Porcelain Tiles
- New Shower Room (Less Than 2 Years Ago)
- Garage In A Block
- Smart Heating Controls (Nest)
- Close To Local Amenities
- New Kitchen (Less Than 2 Years Ago)

FULL DETAILS

Entrance Hallway

Enter via door, karndean herringbone flooring and large storage cupboard with space for; tumble dryer.

Kitchen/Reception/Dining Room

Open plan, storage and karndean herringbone flooring. In-ceiling speakers and doors leading to the garden. Kitchen has a range of base and eye level units, quartz work surfaces, sink, induction hob, extractor fan, oven, microwave, fridge/freezer and dishwasher.

Bedroom One

Double bedroom, bespoke built-in wardrobes with feature lighting and carpet flooring.

Bedroom Two

Double bedroom and carpet flooring.

Shower Room

Shower cubicle with smart shower and app control, wash hand basin with storage below, low level WC, comfort lighting, tiled walls and karndean herringbone flooring.

Garden

Mainly laid to Porcelain tiles, pebbles, feature lighting, power and gate.

Garage

Garage in a block.

Council Tax

Band C.

Leasehold Information

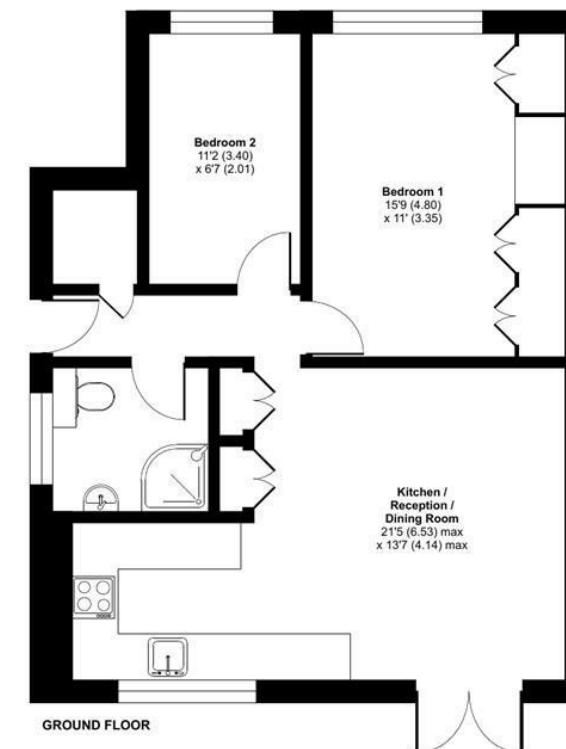
We have been advised by the current owner that there is approximately 114 years on the lease. The current ground rent is £250 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN

Sandringham Way, Frimley, Camberley, GU16

Approximate Area = 592 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1312127

SANDRINGHAM WAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Knights are very excited to market for sale this stunning ground floor maisonette, that has been refurbished to an exceptionally high standard. The property comprising; reception/dining room leading through to the kitchen with Samsung built-in appliances, two bedrooms and modern shower room. A real standout feature for this home is the garden, which is accessed through doors from the reception/dining room. The garden is easy to maintain and is ideal for entertaining. The property, which is being sold with no onward chain, has undergone lots of improvements by the current owner such as a refitted kitchen and shower room (within the last two years), new distribution board (fuse board), partial rewiring with new LED downlights and new ceilings, to name a few. The property is close to local amenities, in addition to well regarded schools.