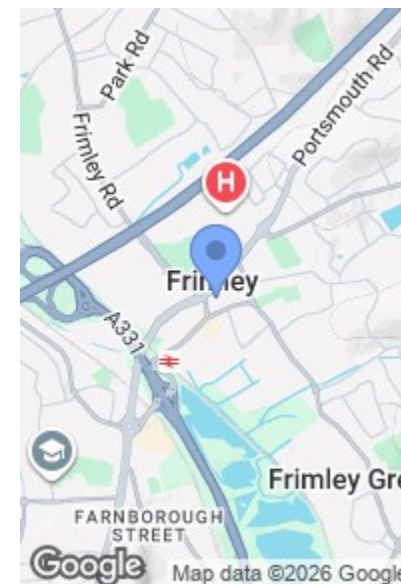
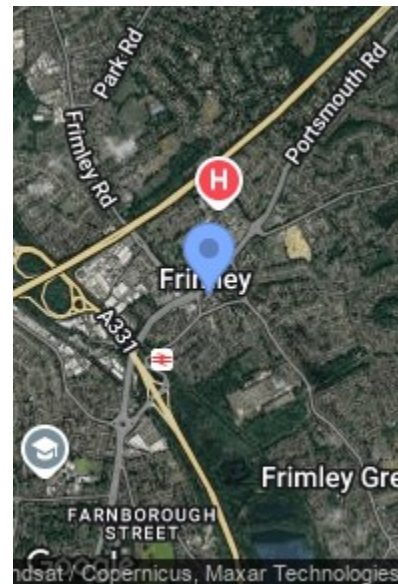
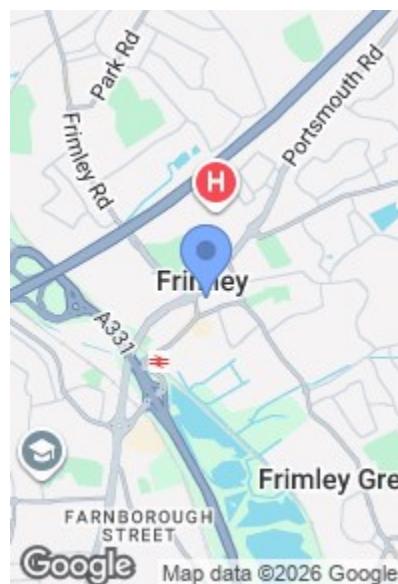


ROAD MAP

HYBRID MAP

TERRAIN MAP



6 CHANCELLOR DRIVE, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £290,000

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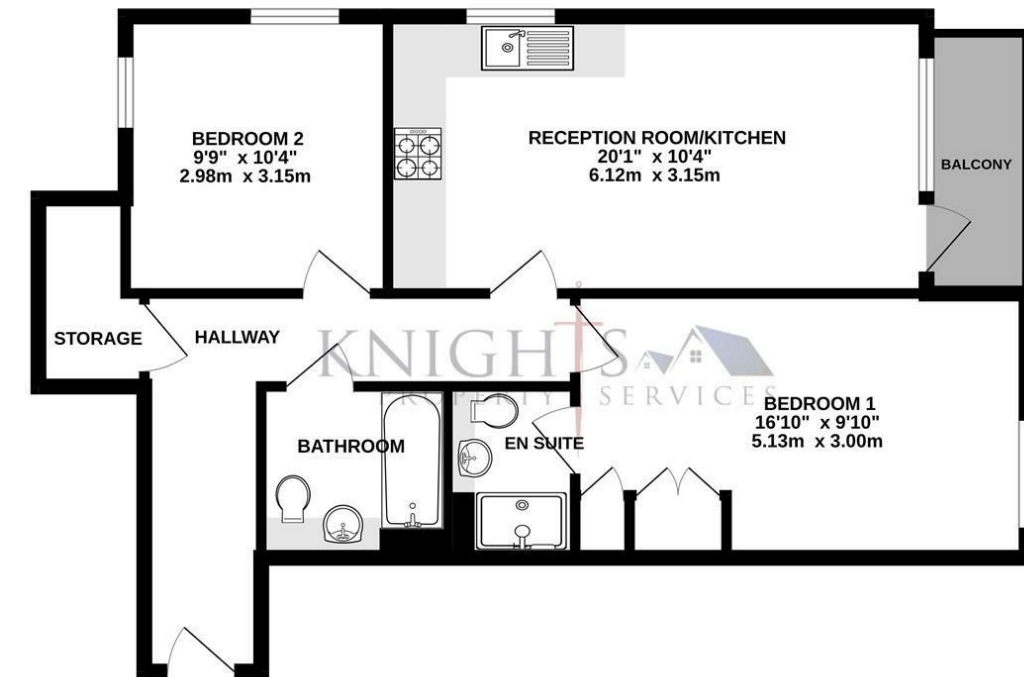
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)		83	83
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

FIRST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 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 62026



### MAIN FEATURES

- No Onward Chain
- First Floor Apartment
- En Suite To Bedroom One
- One Allocated Parking Space
- Close To Local Amenities and Frimley Park Hospital
- Very Well Presented
- Two Bedrooms
- Balcony
- Great Access For Transport Links

### FULL DETAILS

#### Hallway

Enter via door, storage cupboard and new carpet flooring.

#### Reception Room/Kitchen

Kitchen has a range of base and eye level units, sink, electric hob, extractor hood, oven, fridge/freezer, boiler and tiled flooring. Reception room has new carpet flooring. Door leading to the balcony, overlooking the communal grounds.

#### Bedroom One

Double bedroom, new wardrobes and new carpet flooring. Door leading through to the;

#### En Suite

Shower cubicle, low level WC, wash hand basin, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

#### Bedroom Two

Double bedroom and new carpet flooring.

#### Bathroom

Bath with shower, low level WC, wash hand basin, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

#### Council Tax

Band C.

#### Lease Information

We have been advised by the current owner that there is approximately 116 years left on the lease. The current service charge, buildings insurance and ground rent combined is approximately £201.88 per month. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### 6 CHANCELLOR DRIVE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Nestled in the desirable Helena Court along Chancellor Drive, is this first floor apartment now available for sale with the added benefit of no onward chain. The property comprising; open plan reception room/kitchen with access on to the balcony, two well-proportioned bedrooms with an en suite to bedroom one and a further bathroom. The property is ideally situated just a short stroll from Frimley high street, where you will find a variety of local amenities. Additionally, the location offers excellent transport links, making it convenient for commuting, as well as being within close proximity to local schools and Frimley Park Hospital. Helena Court has beautifully maintained communal grounds. Furthermore the apartment includes one allocated parking space.