



ROAD MAP

HYBRID MAP

TERRAIN MAP

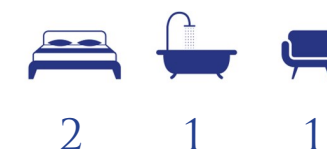


CHILHAM CLOSE, FRIMLEY, CAMBERLEY GU16  
PRICE GUIDE £300,000

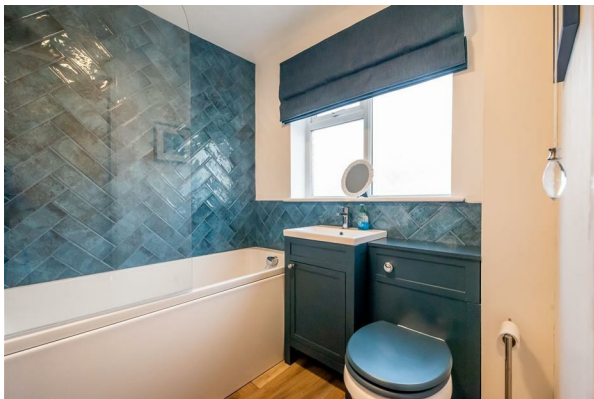
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	74	76
EU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







## MAIN FEATURES

- 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.

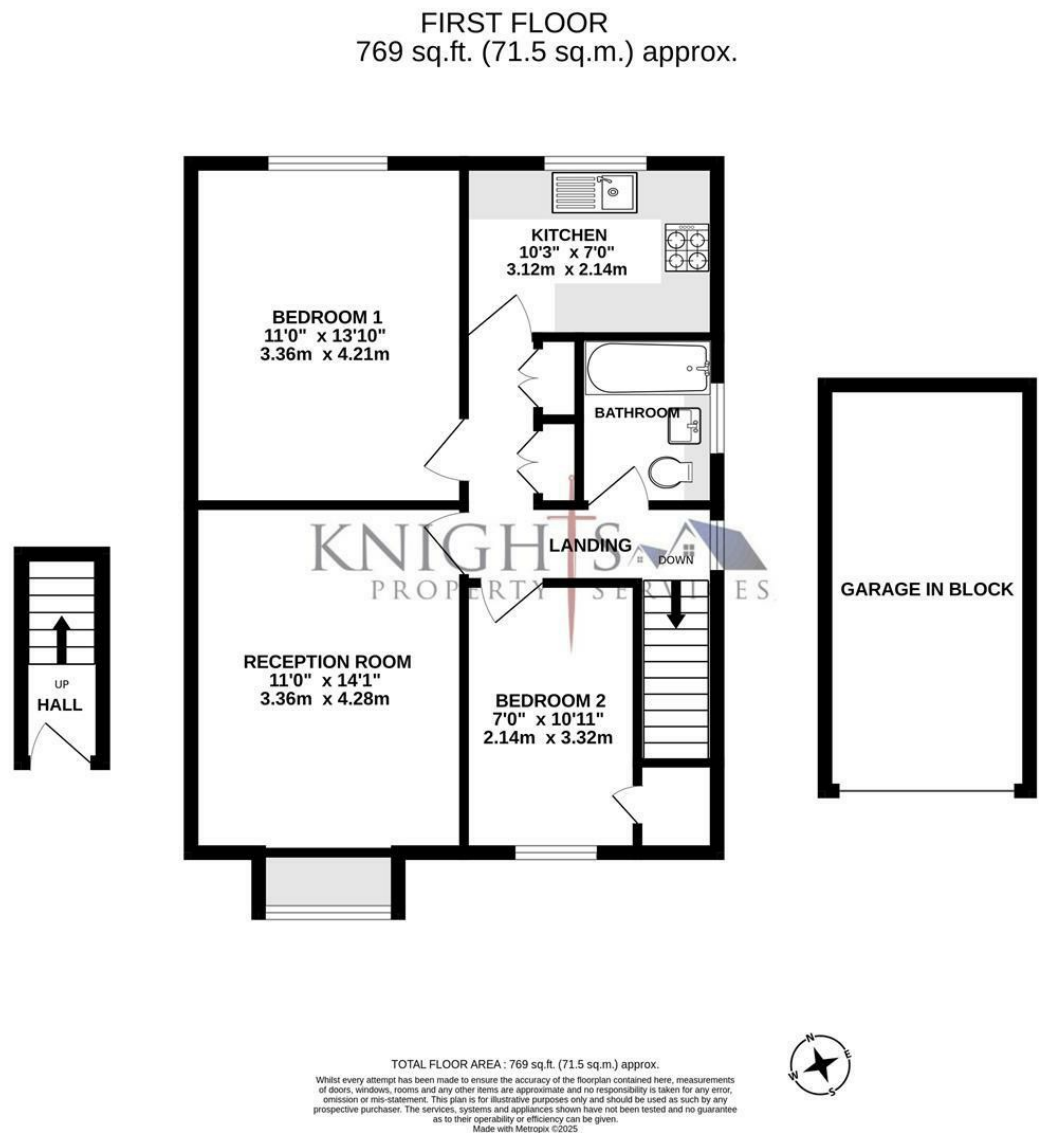
### Council Tax

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.

## FLOORPLAN



## 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.