

# Flat 9, Chantry Court Church Road, Frimley, Surrey. GU16 7AB.



**£225,000** Leasehold



A second floor apartment in the sought after Chantry Court development which is within a half mile walk of Frimley Park Hospital and Frimley railway station. The well presented accommodation offers a 23' living/dining room with access to the fitted kitchen. There are two double bedrooms, a bathroom, separate wc and a store room. The property also benefits from a single garage in a block close by, parking bays, communal grounds and a dedicated drying area as well as double-glazed windows and gas fired radiator heating. The property is offered with No Onward Chain and is an excellent investment opportunity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(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>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		79	81

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(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>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		82	84

EU Directive 2002/91/EC

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The Property Ombudsman  
 APPROVED CODE  
 REGISTERED OFFICE: 13 CLAREMONT AVENUE,  
 CAMBERLEY, SURREY GU15 2DR  
 REGISTERED NO. 8078018 ENGLAND AND WALES

www.luffandwilkin.co.uk  
 info@luffandwilkin.co.uk

tel: 01252 838899 fax: 01252 838858  
 1 Guildford Road, Camberley, Surrey, GU16 6NL



## Ground Floor

### Entrance Lobby

Accessed via a keypad security operated main door to an open lobby with stairs to all floors.

## Second Floor

### Entrance Hall

Front door into hallway, door to storage cupboard, doors to all rooms:

### Living/Dining room

23' 0" x 12' 0" max (7.01m x 3.66m max) Rear and side aspect windows, radiator, glazed door to hall, entrance to:

### Kitchen

11' 5" x 6' 6" (3.48m x 1.98m) Side aspect window, range of wall and base units with work surfaces over, stainless steel single bowl single drainer sink, space for free-standing cooker, space for upright fridge/freezer, open to hall

### Bedroom 1

12' 9" x 10' 0" (3.89m x 3.05m) Side aspect window, radiator, double doors to built-in wardrobe, door to further storage cupboard.

### Bedroom 2

12' 9" x 8' 0" (3.89m x 2.44m) Side aspect window, radiator, double doors to built-in wardrobe.

### Bathroom

rear aspect window, panel enclosed bath with hot & cold taps, electric shower over with glazed shower screen. Hand wash basin set in vanity unit, part tiled walls.

### WC

Separate wc with side aspect window and low level wc.

### Store room

8' 8" x 4' 6" (2.64m x 1.37m) Currently used for storage.

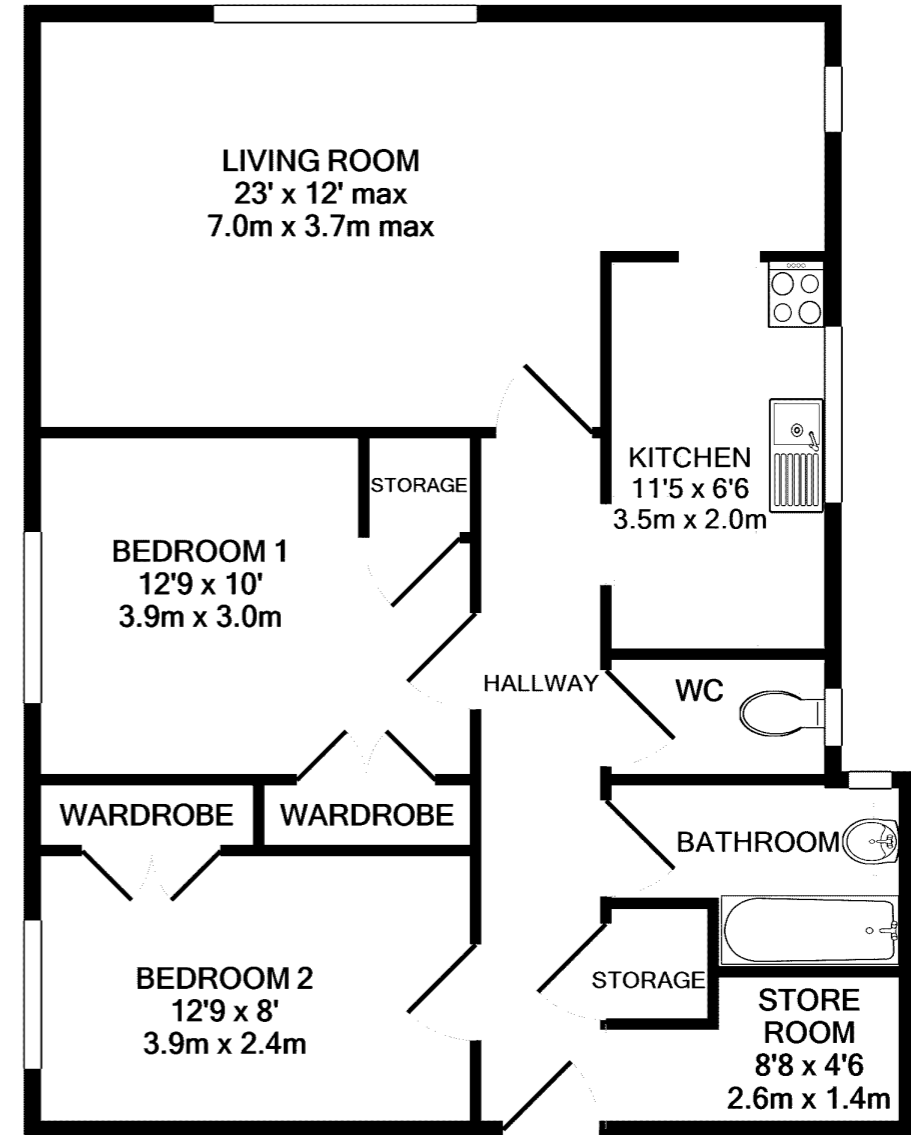
### Outside

### Garage

Located in a nearby block with an up and over door.

### Communal Grounds

The development is surrounded by well manicured grass lawns with paths giving access to the building, a gravelled drying area is adjoining a block of garages as well as parking bays.



TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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