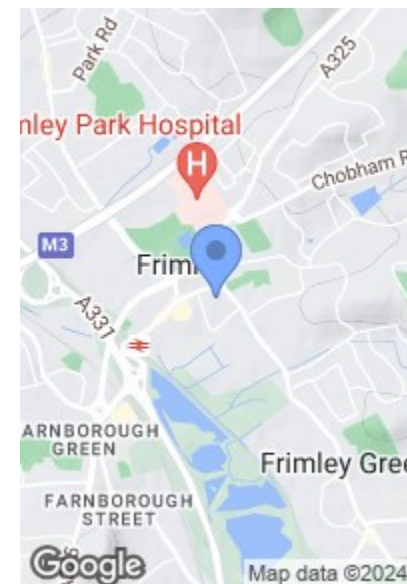
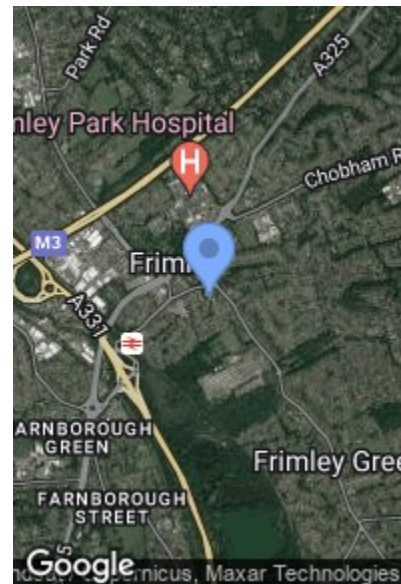




ROAD MAP

HYBRID MAP

TERRAIN MAP

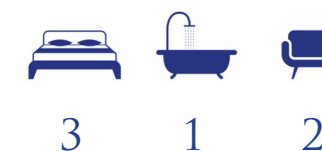


APEX DRIVE, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £415,000

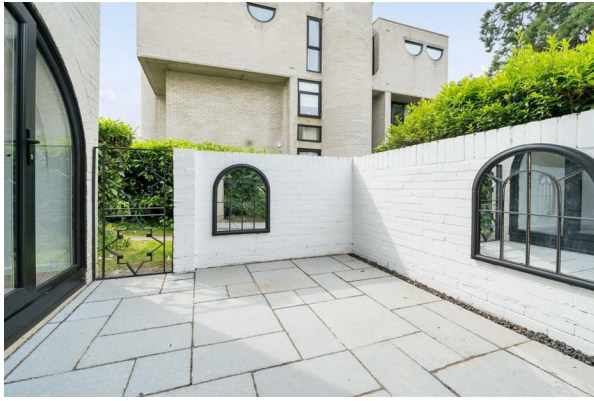
Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



| Energy Efficiency Rating                    |        | Current                 | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs |        |                         |           |
| A   | 92-100 |                         | 82        |
| B   | 81-91  |                         |           |
| C   | 69-80  | 69                      |           |
| 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

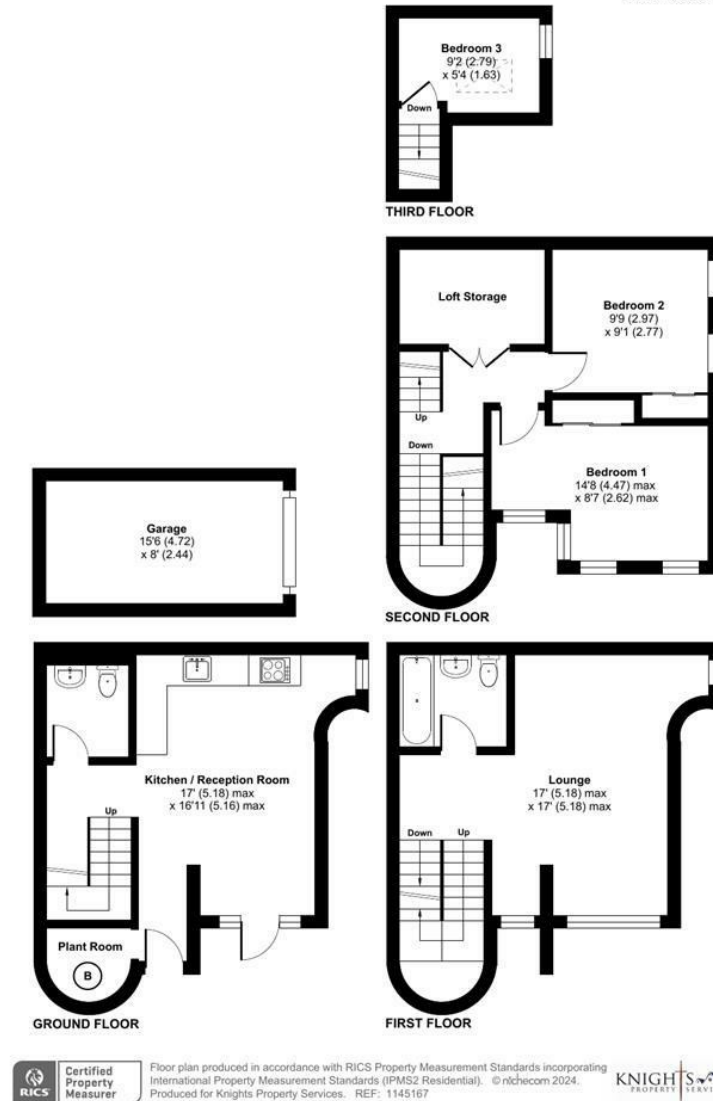
### Apex Drive, Frimley, Camberley, GU16

Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Cul-De-Sac Setting
- Complete Refurbishment
- Private Patio Area
- New Flooring Throughout
- New Bathroom & Ground Floor WC
- Garage In A Block
- New Boiler & Central Heating System
- New Kitchen
- Overhaul Of Electrics

## FULL DETAILS

### Entrance

Enter via door and herringbone flooring. Access to;

### Plant Room

Boiler and ample space for storage. Herringbone flooring.

### Kitchen/Reception Room

17'0 x 16'11 (5.18m x 5.16m )

Kitchen has a range of base and eye level units, four ring induction hob, extractor fan and integrated appliances comprising; oven, microwave, washer/dryer, dishwasher and fridge/freezer. Under pelmet LED lighting and USB smart plugs. Herringbone flooring and door leading to patio area.

### WC

Low level WC, wash hand basin, storage, extractor fan, vanity mirror and herringbone flooring.

### Lounge

17'0 x 17'0 (5.18m x 5.18m )

Dual aspect and carpet flooring.

### Bathroom

Wash hand basin with storage below, low level WC, bath with rainfall shower head and shower attachment, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

### Loft Storage

### Bedroom One

14'8 x 8'7 (4.47m x 2.62m)

Double bedroom, carpet flooring and storage with sliding doors.

### Bedroom Two

9'9 x 9'1 (2.97m x 2.77m)

Double bedroom, carpet flooring and storage with sliding doors.

### Bedroom Three

9'2 x 5'4 (2.79m x 1.63m)

Storage and carpet flooring.

### To The Front

Path leading to the front door and private patio area.

### Garage

15'6 x 8'0 (4.72m x 2.44m)

### Council Tax

Band D.

## APEX DRIVE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Built in 1960 and designed by renowned modernist architect Lawrence Abbott, this collection of 32 award-winning houses are designed in the brutalist fashion located in a pleasant tree-lined cul-de-sac, close to the centre of Frimley and train station with Frimley Park Hospital a short walk away. This extremely well presented property has undergone a complete refurbishment by the current owner. The property boasts a brand new open plan kitchen/reception room, plant room, new ground floor WC, lounge, new bathroom and three bedrooms (all with storage) along with loft storage. In addition to a private patio area, the property comes with a garage in a block.

The home has had a new boiler and new central heating system with new radiators and towel rails. Additional features to note include new flooring throughout and a complete overhaul of the electrics. The current owner has also replaced the windows, patio door and front door. A viewing is highly recommended to really appreciate everything that this unique property has to offer.