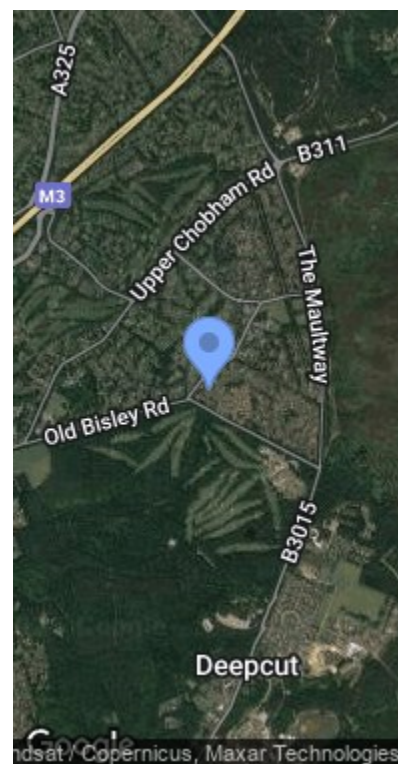




# HYBRID MAP

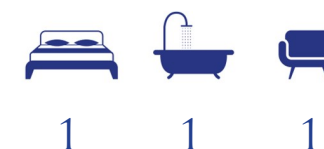


MAGUIRE DRIVE, FRIMLEY, CAMBERLEY GU16  
£1,150 PCM

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 (plus) <b>A</b>		89 <b>G</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		
England & Wales		EU Directive 2002/91/EC







## MAIN FEATURES

- Available Immediately
- Unfurnished
- One Double Bedroom
- Modern Kitchen
- Modern Shower Room
- Communal Parking
- End Of Terrace Home
- Near To Woodlands
- Close To Local Amenities
- Residential Parking

## FULL DETAILS

### Reception/Dining Room

16'0 x 10'0 (4.88m x 3.05m)

Enter via door, bay window, stairs leading to the first floor and laminate flooring.

### Kitchen

13'5 x 5'0 (4.09m x 1.52m)

Fitted with a range of base and eye level units, sink, four ring gas hob, electric fan assisted oven, extractor hood and integrated appliances comprising; dishwasher, washing machine and fridge/freezer. Partly tiled walls and laminate flooring.

### First Floor Landing

Carpet flooring.

### Bedroom

13'6 x 9'7 (4.11m x 2.92m)

Double bedroom and carpet flooring.

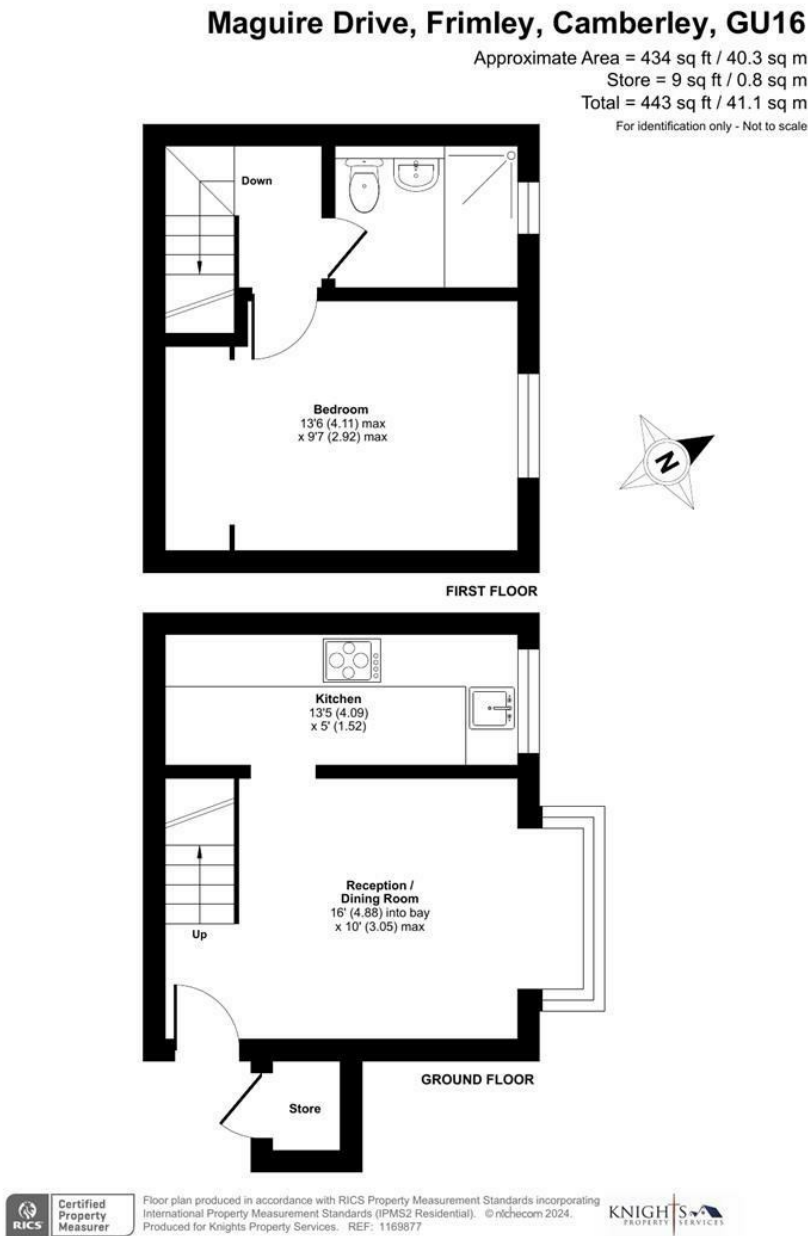
### Shower Room

Low level WC, wash hand basin with storage below, shower, heated towel rail, tiled flooring and tiled walls.

### Council Tax

Band C.

## FLOORPLAN



## MAGUIRE DRIVE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*AVAILABLE IMMEDIATELY & UNFURNISHED\*\*** For rent is this one bedroom beautifully presented home on the ever popular Heatherside development, situated within a cul-de-sac of only six properties and within walking distance of woodlands and local amenities. The ground floor comprising; modern kitchen and large reception/dining room. The first floor has one double bedroom and a modern shower room. Externally there is a front garden.

Holding deposit - £265.38

5 weeks deposit - £1326.92

Minimum household income required for referencing - £34,500.00