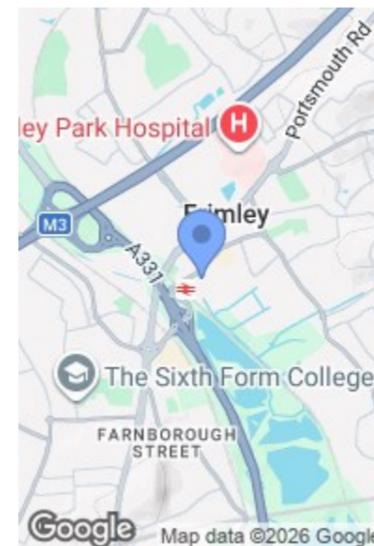
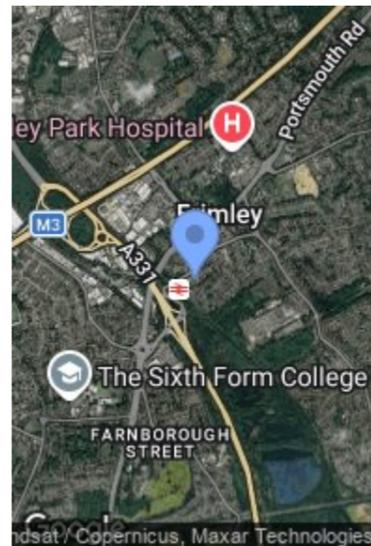
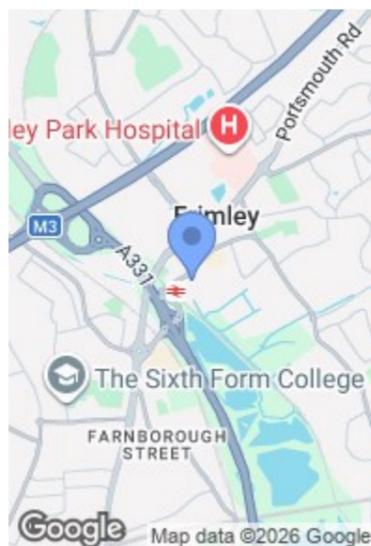


25 MAYBURY CLOSE, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £170,000

ROAD MAP

HYBRID MAP

TERRAIN MAP



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)



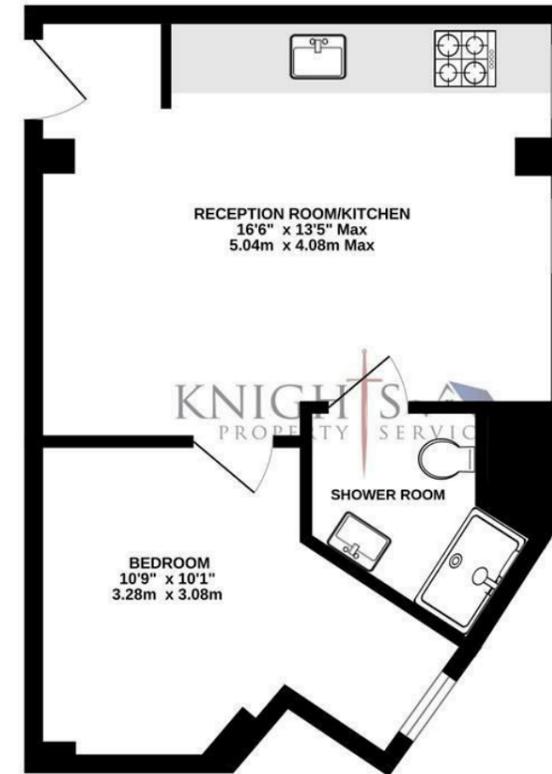
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	65	65
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

SECOND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 348 sq.ft. (32.4 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.  
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## 25 MAYBURY CLOSE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Wyvern House was converted into apartments approximately six years ago and is conveniently located with easy access to Frimley high street, train station and Frimley Park Hospital. The very well presented second floor apartment, which is being sold with no onward chain, comprising; open plan reception room/kitchen, one double bedroom and a modern shower room. Additional features to note include electric underfloor heating and one allocated parking space with visitor spaces. There are approximately four years left on the NHBC warranty. The property is also situated for great commuter links such as the A331 and M3.

### MAIN FEATURES

- Second Floor Apartment
- One Double Bedroom
- Modern Shower Room
- Lift Access
- Great Transport Links
- No Onward Chain
- Very Well Presented
- One Allocated Parking Space
- 4 Years Left On NHBC Warranty
- Close To Local Amenities

### FULL DETAILS

#### Reception Room/Kitchen

Open plan and laminate flooring. Range of base and eye level units, sink, hob, oven, extractor fan, fridge/freezer, washing machine and slimline dishwasher.

#### Bedroom

Double bedroom and carpet flooring.

#### Shower Room

Shower cubicle with rainfall showerhead and shower attachment, low level WC, wash hand basin, tiled flooring and tiled walls.

#### Council Tax

Band C.

#### Leasehold Information

We have been advised by the current owner that there is approximately 119 years left on the lease. The current ground rent is approximately £192 per annum and the current service charge is approximately £1719 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.