



Balmoral Drive, Camberley, GU16 8UH

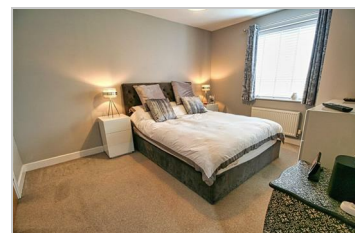
Offers In Excess Of £235,000

A spacious and immaculately presented two bedroom ground floor apartment situated within the popular Paddock Hill Development, Frimley.

The living accommodation is a modern open plan arrangement and has a hall, kitchen / living/ dining room with patio doors providing direct access to the gardens, two double bedrooms, with a shower room en suite to the master, in addition to the main bathroom.

The property is within walking distance to shops and many of the area's popular schools including The Grove, Lakeside, Sandringham, Ravenscote and Tomlinscote. The property is also within easy reach to Frimley High Street, Frimley train station and Frimley Park Hospital and offering easy access onto the M3 and A331.

The property also boasts double glazing, gas central heating, entryphone system, allocated parking and would make an ideal first time or investment purchase.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient: Lower running costs	Current	Potential	Very environmentally friendly: Lower CO ₂ emissions	Current	Potential
A+ (1-10)	A (39-45)	A (46-48)	A+ (1-10)	A (39-45)	A (46-48)
B (11-15)	B (46-48)	B (49-51)	B (11-15)	B (46-48)	B (49-51)
C (16-20)	C (49-51)	C (52-54)	C (16-20)	C (49-51)	C (52-54)
D (21-25)	D (52-54)	D (55-57)	D (21-25)	D (52-54)	D (55-57)
E (26-30)	E (55-57)	E (58-60)	E (26-30)	E (55-57)	E (58-60)
F (31-35)	F (58-60)	F (61-63)	F (31-35)	F (58-60)	F (61-63)
G (36-40)	G (61-63)	G (64-66)	G (36-40)	G (61-63)	G (64-66)
Not rated	Not rated	Not rated	Not rated	Not rated	Not rated
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		