

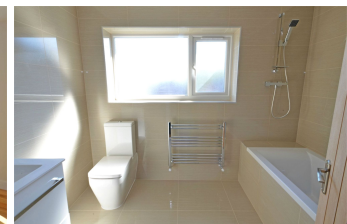
Flat 1, 82 London Road, Blackwater CAMBERLEY, GU17 0AE



£324,950 Leasehold



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	77
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Finished to a high standard is this recently re-furnished first floor apartment with a long lease. Local shops and railway station are within walking distance and access to the A331 and M3 motorway are both nearby. The spacious accommodation comprises of three/four bedrooms two of which have luxury, newly fitted en suite shower rooms and family bathroom, open plan kitchen/breakfast room and lounge area and a roof terrace. There are two allocated parking spaces and there is no onward chain. The property benefits from having new sealed unit double glazed windows, new fitted kitchen with built in appliances including an American style, plumbed fridge/freezer, engineered oak flooring to some of the rooms and gas fired central heating with a new boiler, new bedroom carpets and inset ceiling spot down lights.

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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Entrance

External staircase leading to the first floor.

Entrance Hall

Large airing cupboard with pressurised hot water tank and `Baxi` central heating boiler. Two access points to the insulated loft with retractable ladders.

Open Plan Kitchen/Breakfast Room/Lounge

23' 3" x 17' max. (7.09m x 5.18m) Double Aspect. Deep sink with drainer, Excellent range of cupboards and drawers in white with Quartz work tops. Built in Zanussi gas hob and oven with cooker hood, built in dish washer and washer/dryer.

Bedroom One

16' 1" into bay x 12' (4.90m x 3.66m)

En Suite Shower Room

Large shower cubicle with glazed enclosure, low level wc, wash basin with drawer below, ceramic tiled floor and fully tiled walls,

Bedroom Two

14' 5" x 12' 2" (4.39m x 3.71m)

En Suite Shower Room

Large shower cubicle with glazed enclosure, low level wc, wash basin with cupboard below, fully tiled walls and ceramic tiled floor, heated towel rail.

Bedroom Three

12' 2" x 11' 4" (3.71m x 3.45m)

Bedroom Four/Study

16' 8" x 6' 7" (5.08m x 2.01m) Double Aspect

Family Bathroom

Tile Panelled bath with central mixer taps, low level wc, wash basin with drawer below, fully tiled walls and ceramic tiled floor, heated towel rail.

Outside

Roof Top Terrace

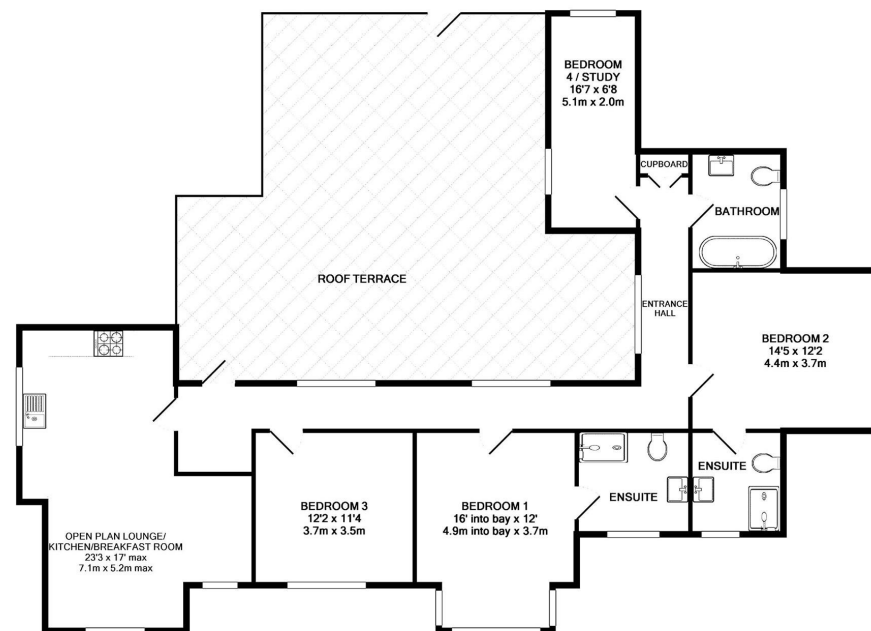
Extending to about 25', Outside lighting and water tap, gate leading down to the -

Two allocated parking spaces.

VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



TOTAL APPROX. FLOOR AREA 1337 SQ.FT. (124.2 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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