

Flat 5, Rosewood 24 Rorkes Drift, Mytchett, Surrey. GU16 6EH.

£179,000 Share of Freehold



A well presented one bedroom first floor apartment representing an ideal investment or first time purchase benefitting from a share of the freehold and an extended lease of 995 years. Ideally situated in the heart of Mytchett village providing easy access to the Basingstoke canal and Frimley Lodge Park whilst also being within a short distance of junction 4 of the M3 motorway, Ash Vale and Farnborough mainline stations. Accommodation comprises living/dining room, kitchen, bedroom and a bathroom. Externally the property benefits from an allocated parking space with further visitor parking available and communal gardens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	72	76
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	66	70
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			

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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Communal Entrance Hall

Security entry phone. Stairs to first floor landing, hard wood door to:

Entrance Hall

Storage cupboard, airing cupboard, wall mounted electric heater, access to loft N.B. (not inspected by agent) doors to all rooms.

Living/Dining Room

Front aspect window. Wall mounted electric heater, arch to:

Kitchen

Front aspect window. Stainless steel single bowl and drainer sink unit with mixer tap and cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Built in four ring electric hob with oven under and extractor hood over. Space for washing machine and upright appliance.

Bedroom

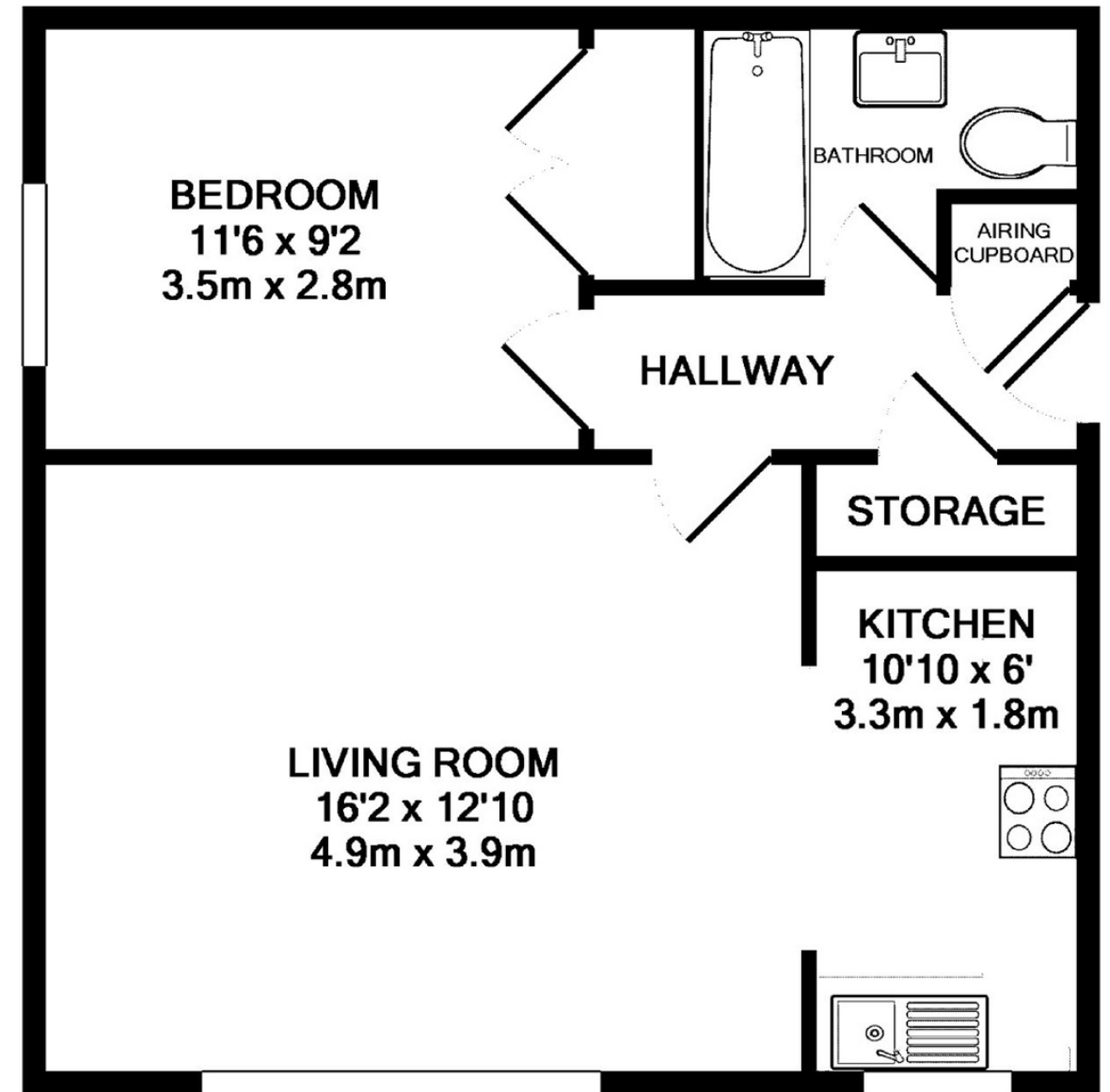
Side aspect window. Built in double wardrobe, wall mounted electric heater.

Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. part tiled surrounds and extractor fan.

Outside

Allocated parking space with further visitor parking spaces available. Communal gardens.



TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.6 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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