

Flat 6 Rosewood, Rorkes Drift Mytchett, GU16 6EH

£180,000 Share Of Freehold



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		71	79
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



A well presented one bedroom first floor apartment representing an ideal first time or investment purchase with a long lease of 975 years remaining and a share of the freehold. Conveniently situated in the heart of Mytchett village within easy reach of Frimley Lodge Park and the picturesque Basingstoke Canal, J4 of the M3 motorway, Ash Vale and Farnborough mainline railway stations. The accommodation comprises an entrance hall, lounge/dining room, kitchen, double bedroom with built in wardrobe and a refitted bathroom. Outside the property are communal gardens and an allocated parking space. Visitor and off road parking is also available. The property has sealed unit double glazing, electric heating and a Megaflo hot water tank.

The Property Ombudsman
APPROVED CODE
TRADINGSTANDARD.ORG.UK
Registered Office: 13 Claremont Avenue,
Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

luffandwilkin.co.uk
info@luffandwilkin.co.uk
tel 01252 838 899 fax 01252 838 858
1 Guildford Road, Frimley Green, Surrey GU16 6NL

Communal Entrance

Security entry phone, stairs to first floor.

Entrance Hall

Coats cupboard, airing cupboard with shelves housing a Megaflow hot water tank, wall mounted electric heater, access to loft (not inspected by agent)

Lounge/Dining Room

16' 3" x 12' 10" (4.95m x 3.91m) Front aspect double glazed window, wall mounted electric heater, arch to:

Kitchen

10' 10" x 5' 11" (3.30m x 1.80m) Front aspect double glazed window, single drainer stainless steel sink unit, laminated work tops, range of high and low level units, four ring electric hob with extractor over and oven below, space and plumbing for washing machine, breakfast bar, wall mounted electric heater.

Double Bedroom

11' 8" x 9' 2" (3.56m x 2.79m) Side aspect double glazed window, double built in wardrobe, wall mounted electric heater.

Bathroom

White suite comprising a panelled bath with mixer tap and shower attachment, glazed bath screen, pedestal wash basin, low level wc, part tiled walls, newly fitted extractor fan, wall mounted electric heater.

Outside

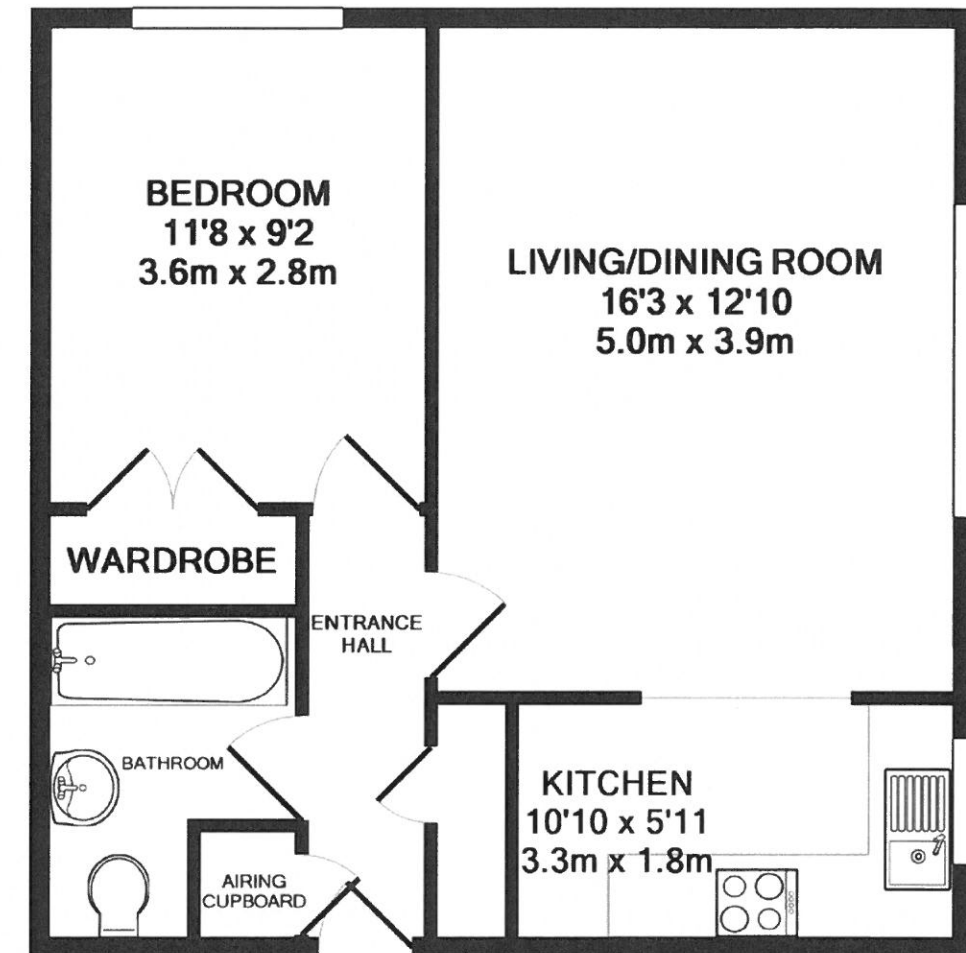
Outside the property are communal gardens and an allocated parking space. Visitor and off road parking is also available.

Communal Gardens

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 485 SQ.FT. (45.0 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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