

17 Rotherwick House Ramsdell Road,
FLEET, Hampshire. GU51 1DA.



£279,950 Leasehold



A spacious two double bedroom second floor apartment situated on the favoured Elvetham Heath development with community centre, public house and super market close by. Fleet town centre, Junction 4a of the M3 motorway, Main line railway station and North Hants golf club are all within easy access. The property has gas fired central heating, two allocated parking spaces and sealed unit double glazing. The accommodation comprises of a lounge/dining room with balcony, kitchen with built in oven and hob, two double bedrooms with wardrobes, en - suite shower room and family bathroom with shower cubicle. Outside there are communal gardens and two allocated parking spaces. There is no onward chain.

The Property Ombudsman
APPROVED CODE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		75	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Entrance Hall

Entry video intercom system, study area, access to loft, double built in storage cupboard, walk in airing cupboard with a Megaflow water tank with shelf above.

Lounge/Dining Room

19' 11" x 14' 11" (6.07m x 4.55m) Tv aerial point, double glazed doors leading to a balcony.

Kitchen

9' 10" x 6' 11" (3.00m x 2.11m) One and a half bowl, single drainer sink unit with adjoining work tops, range of wall and base mounted units, built in four burner gas hob with pull out extractor hood over, built in oven, ceramic tiled floor, space and plumbing for washing machine, part tiled walls, space for fridge freezer.

Bedroom One

13' 1" x 8' 8" (3.99m x 2.64m) Double built in wardrobe, tv aerial point.

En Suite Shower Room

Fully tiled shower cubicle with glazed screen and door, pedestal wash basin, low level wc, extractor fan, shaver point.

Bedroom Two

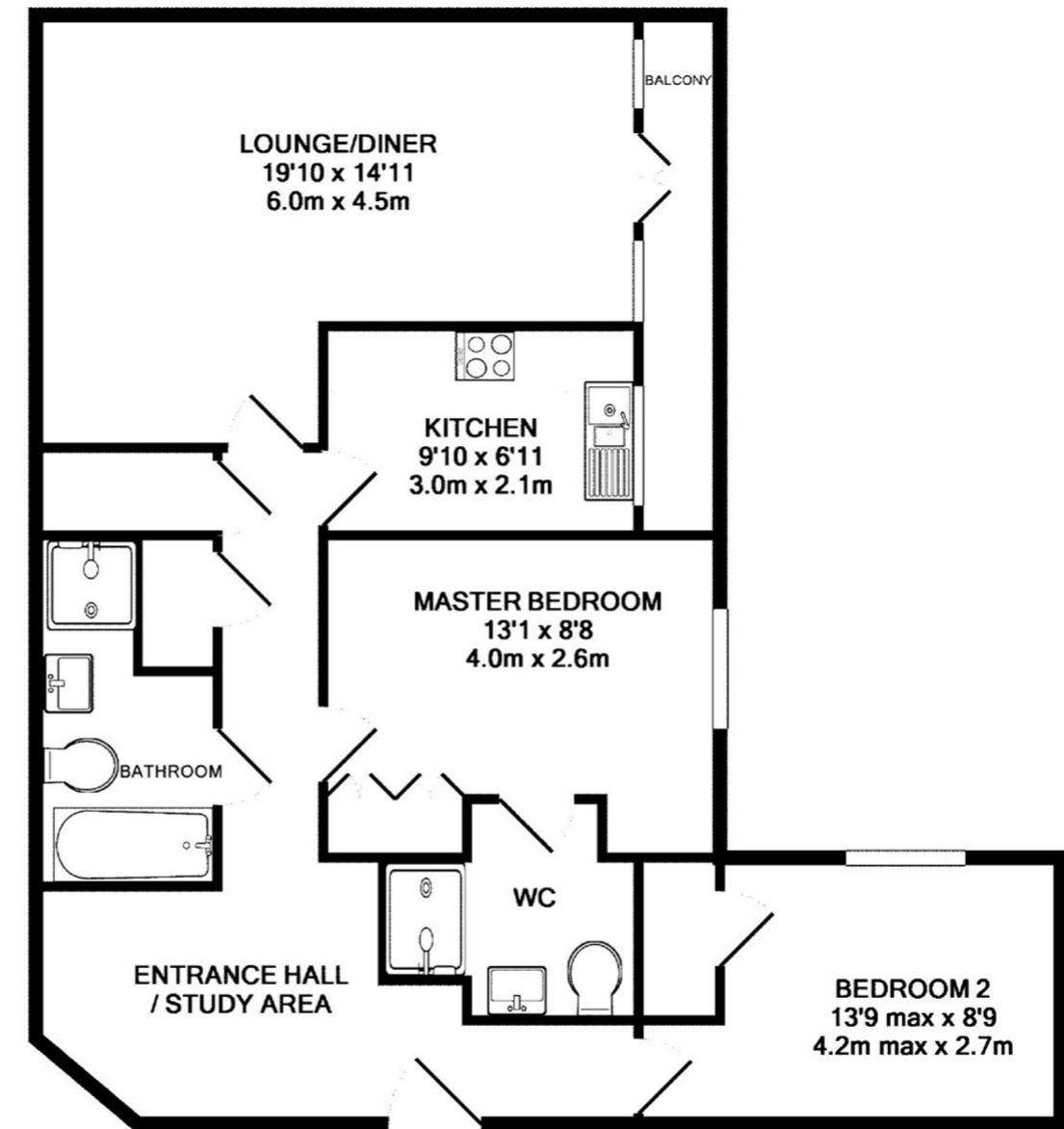
13' 9" x 8' 9" (4.19m x 2.67m) Double built in wardrobe.

Family Bathroom

White suite comprising of a panelled bath with mixer tap and shower attachment with a fully tiled surround, low level wc, pedestal wash basin, fully tiled shower cubicle with glazed screen and door, shaver point, extractor fan.

Outside

Two allocated parking spaces.



TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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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