

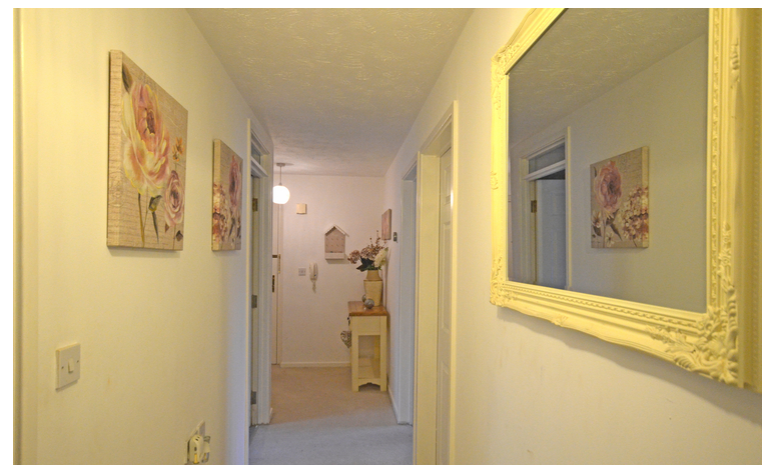
Flat 3, Woodfalls House Twyford Close, Fleet, Hampshire. GU51 1JZ.



£235,000 Leasehold



This spacious first floor apartment is located within the Elvetham Heath development which offers its own local facilities to include a Morrisons supermarket, petrol station, primary & nursery schools and its own recreational & leisure facilities. The apartment offers a living room with balcony, two double bedrooms (master with a built-in wardrobe), a modern fitted kitchen, a refitted bathroom (18 months ago) and two large storage cupboards. Externally there are two allocated parking spaces and two bicycle storage sheds available. EPC: B



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			
		82	82
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			
		86	86
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.

Registered Office: 13 Claremont Avenue,
 Camberley, Surrey GU15 2DR
 Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
 info@luffandwilkin.co.uk
 tel: 01252 838899 fax: 01252 838858
 1 Guildford Road, Camberley, Surrey, GU16 6NL

Ground Floor

Communal Entrance Hall

0m x 0m (0' 0" x 0' 0") Security phone accessed front door to communal entrance with stairs to all floors.

First Floor

Hallway

Front door, doors to twin storage cupboards (one being an airing cupboard), doors to:

Living room

17' 8" x 11' 7" (5.38m x 3.53m) Front aspect glazed French doors opening onto balcony, radiator.

Kitchen

16' 10" x 7' 5" (5.13m x 2.26m) Rear aspect window, range of base units with work surfaces over, two wall units and a double opening wall to floor storage unit, stainless steel sink with drainer, space for freestanding cooker, space and plumbing for a washing machine and a dishwasher, space for a tumble dryer, space for an American style fridge freezer, newly installed wall mounted central heating boiler.

Master Bedroom

13' 2" x 9' 10" (4.01m x 3.00m) Front aspect window, built-in double wardrobe, radiator.

Bedroom 2

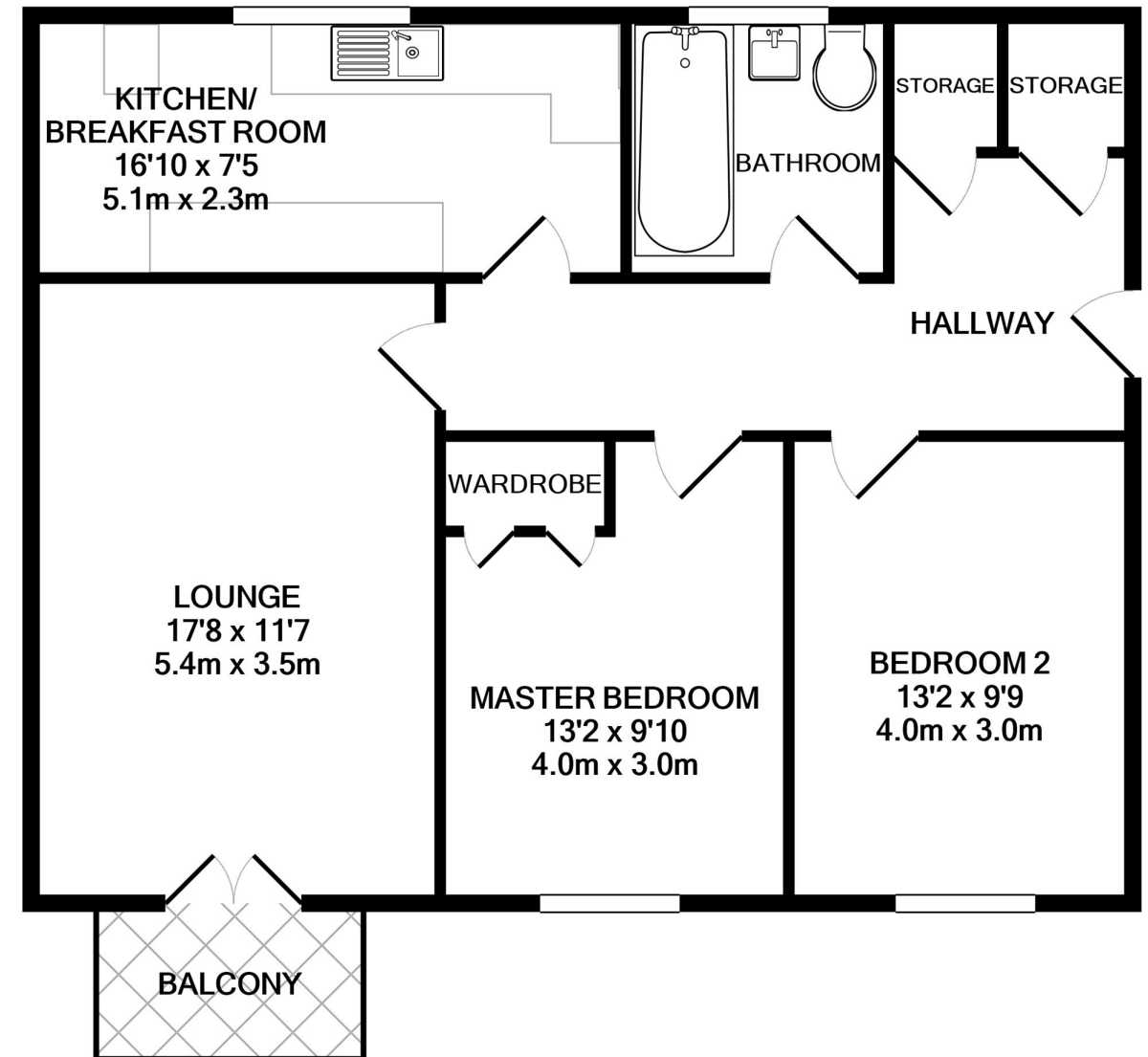
13' 2" x 9' 9" (4.01m x 2.97m) Front aspect window, radiator.

Bathroom

Refitted (18 months ago) to include an enclosed bath with mixer taps, wall mounted power shower, pedestal hand wash basin, low-level wc, ladders tyler wall mounted towel rail, tiled walls and floor, rear aspect window.

Outside

The property further benefits from two allocated parking spaces (in-line), there are two bicycle sheds situated at the rear of the building.



TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.4 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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