



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

| Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|-----------|--|
| | Current | Potential | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| A | | | |
| (92-100) | | | |
| B | | | |
| (81-91) | | | |
| C | | | |
| (69-80) | | | |
| D | | | |
| (55-68) | | | |
| E | | | |
| (39-54) | | | |
| F | | | |
| (21-38) | | | |
| G | | | |
| (1-20) | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | | |
| | 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 973 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, additional visitor and off road parking is also available. The property has sealed unit double glazing, electric heating and a Mega flow hot water tank. Offered to the market with No Onward Chain.

EPC: C

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.

Ground Floor

Communal Entrance

Security entry phone, part glazed door to communal entrance hall with stairs to first floor.

First Floor

Entrance Hall

Front door to entrance hall, door to coats cupboard, door to airing cupboard with shelving and housing a Megaflow hot water tank, wall mounted electric heater, access to loft (not inspected by agent), doors to;

Lounge/Dining Room

16' 3" x 12' 10" (4.95m x 3.91m) Front aspect window, central ceiling light wall mounted electric heater, archway to:

Kitchen

10' 10" x 5' 11" (3.30m x 1.80m) Front aspect 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

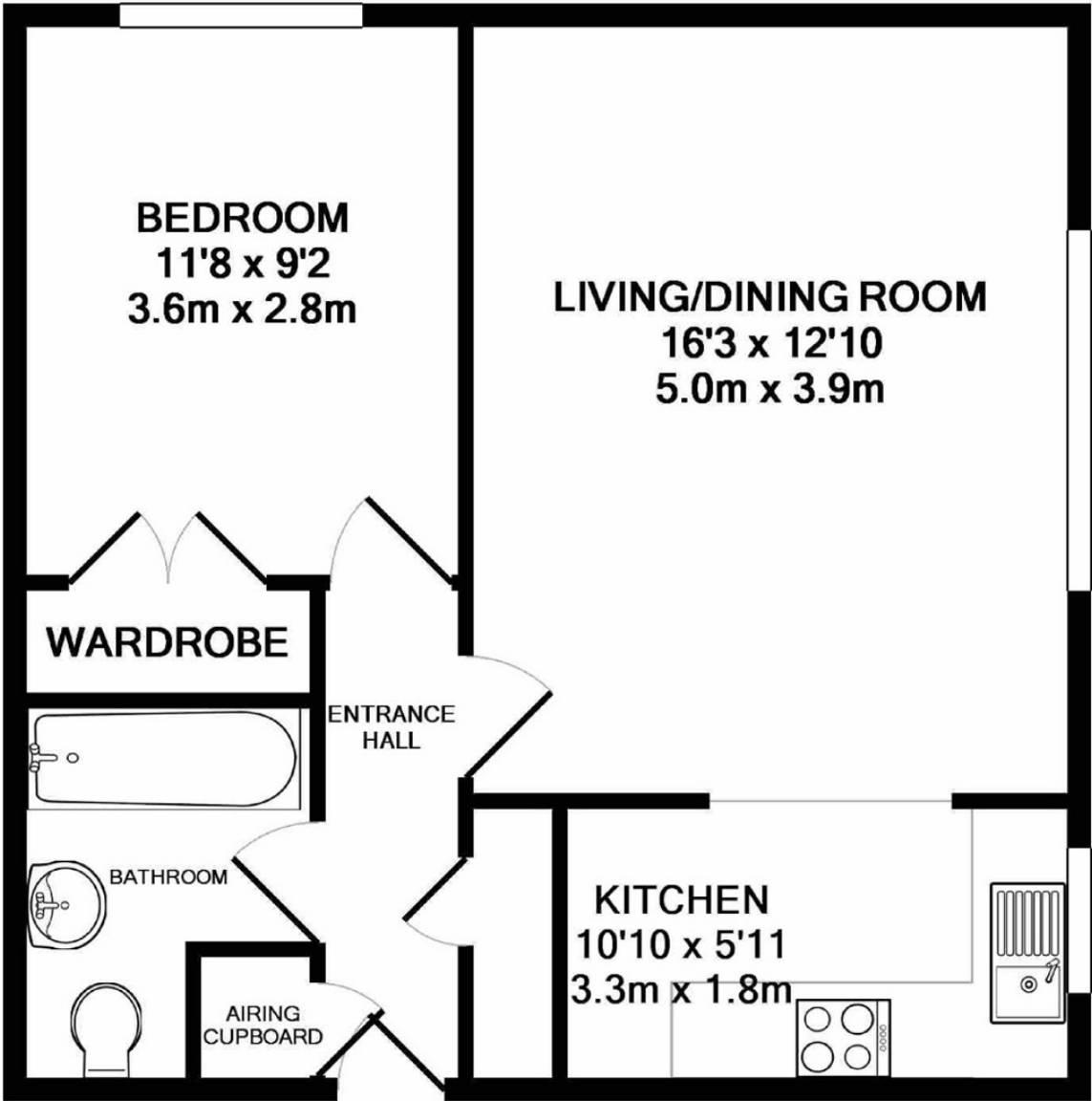
11' 8" x 9' 2" (3.56m x 2.79m) Side aspect window, double built in wardrobe, wall mounted electric heater.

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, extractor fan, wall mounted electric heater.

Outside

The property has access to the communal gardens which offer a brick-built BBQ. In the car park there is an allocated parking space as well as visitor parking.



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
Made with Metropix ©2018