

Flat 10 Brookfield Court, 1 Broadway Road, LIGHTWATER, Surrey. GU18 5SL.



£240,000 Leasehold



NO ONWARD CHAIN Located in the sought-after Brookfield Court development, this two bedroom first floor retirement flat is one of only 15 one and two bed apartments in the building. Built in 1994 in the heart of Lightwater village being within a short distance of local shops and amenities and bus routes to Woking & Camberley. The building itself offers a lift to all floors, security entry phone system, non-resident management staff, a communal area on the first floor and a Careline alarm service.

The accommodation comprises of a living room with a Juliet balcony, a separate dining area, a fitted kitchen, two bedrooms (the larger with a walk-in wardrobe) and a shower room. The property also benefits from gas fired central heating, double-glazed windows, a small communal garden and an allocated covered parking space in the residents only car park.

EPC: B

The Property Ombudsman
 APPROVED CODE
 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

DISCLAIMER

** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **

** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Ground Floor

Communal Entrance

Self-opening security door opened via key fob, stairs and a lift to all floors.

First Floor

Communal Lounge

Rear aspect window, range of single chairs, sink unit, door to:

Entrance Hall

Door to storage cupboard, door to airing cupboard, door to all rooms.

Living Room

10' 6" x 10' 0" (3.20m x 3.05m) Front aspect window and door to Juliet balcony, wall mounted radiator, wall mounted security entry phone, decorative fireplace with an electric fire, central ceiling light, door to kitchen, open plan to:

Dining Area

7' 6" x 11' 6" (2.29m x 3.51m) Central ceiling light.

Kitchen

5' 9" x 9' 9" (1.75m x 2.97m) Front aspect window, range of wall and base units with roll edge work surfaces over, built-in single oven, four ring electric hob with extractor hood above, space and plumbing for washing machine, space for under worktop fridge, wall mounted boiler supplying hot water and central heating radiators, set of 3 ceiling mounted spotlights.

Bedroom 1

12' 8" x 8' 11" (3.86m x 2.72m) Front aspect window, wall mounted radiator, central ceiling light, door to:

Walk-in Wardrobe

4' 5" x 7' 5" (1.35m x 2.26m) Fitted with shelving and hanging rails.

Bedroom 2

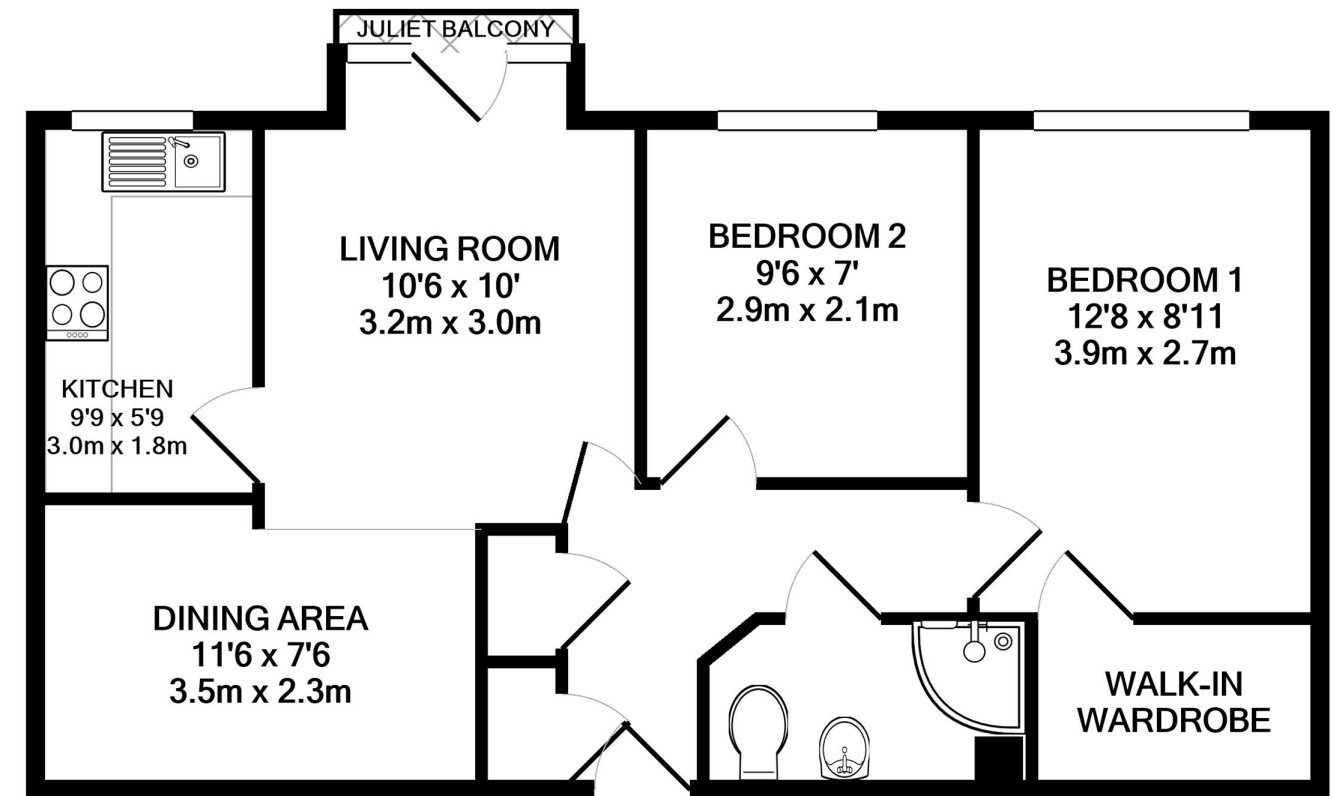
7' 0" x 9' 6" (2.13m x 2.90m) Front aspect window, wall mounted radiator, central ceiling light.

Shower Room

Corner shower with sliding doors, wall mounted shower, pedestal hand wash basin, low level wc, wall mounted radiator, part tiled walls.

Grounds

There is a small communal garden and car parking for residents only.



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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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