

Flat 1 Swan Court, Toad Lane,
Blackwater, CAMBERLEY, Hampshire.
GU17 9AG.



£210,000 Leasehold



****NO ONWARD CHAIN**** This ground floor apartment is located within the centre of Blackwater village with its railway station (Reading to Guildford & Gatwick Airport), shops, restaurants and amenities all within a quarter of a mile. The superstores (M&S and Tesco) at The Meadows are just over 10 minutes walk away and junction 4 of the M3 is a short drive. The accommodation comprises a 15'9 living room with open plan kitchen, two double bedrooms and a bathroom. There is an allocated parking space as well as the availability of visitor parking. The property further benefits from having double-glazed windows, electric heating and communal gardens.

Lease: 150 years from 1 January 2004 Hart Council tax band C: £1,922.17 pa (2022/23)

Ground rent: £86 (2021) Service charge: £1,680 pa (2021) EPC: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(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.

GROUND FLOOR

Hallway

Door to airing cupboard, door to storage cupboard, wall mounted electric radiator, wall mounted security entrance phone.

Living room/Kitchen

9' 7" x 21' 4" (2.92m x 6.50m) Rear aspect French doors to communal gardens, 2 wall mounted electric radiators, twin ceiling lights,

Kitchen - range of wall and base units with work surfaces over, stainless steel single bowl single drainer sink, stainless steel single oven, ring electric hob and extractor hood above, space and plumbing for washing machine, space and plumbing for dishwasher, built-in fridge/freezer, 4 ceiling inset spotlights.

Bedroom 1

7' 8" x 17' 4" (2.34m x 5.28m) Rear aspect window, wall mounted electric radiator, ceiling mounted lighting rail with 4 spotlights.

Bedroom 2

8' 9" x 11' 6" (2.67m x 3.51m) Rear aspect window, wall mounted electric radiator, central ceiling light.

Bathroom

Panel enclosed bath with twin taps and a wall mounted power shower over with glazed shower screen, low level wc, pedestal hand wash basin, part tiled walls, ceiling mounted extractor fan, 3 ceiling mounted inset spotlights.

OUTSIDE

Communal Gardens

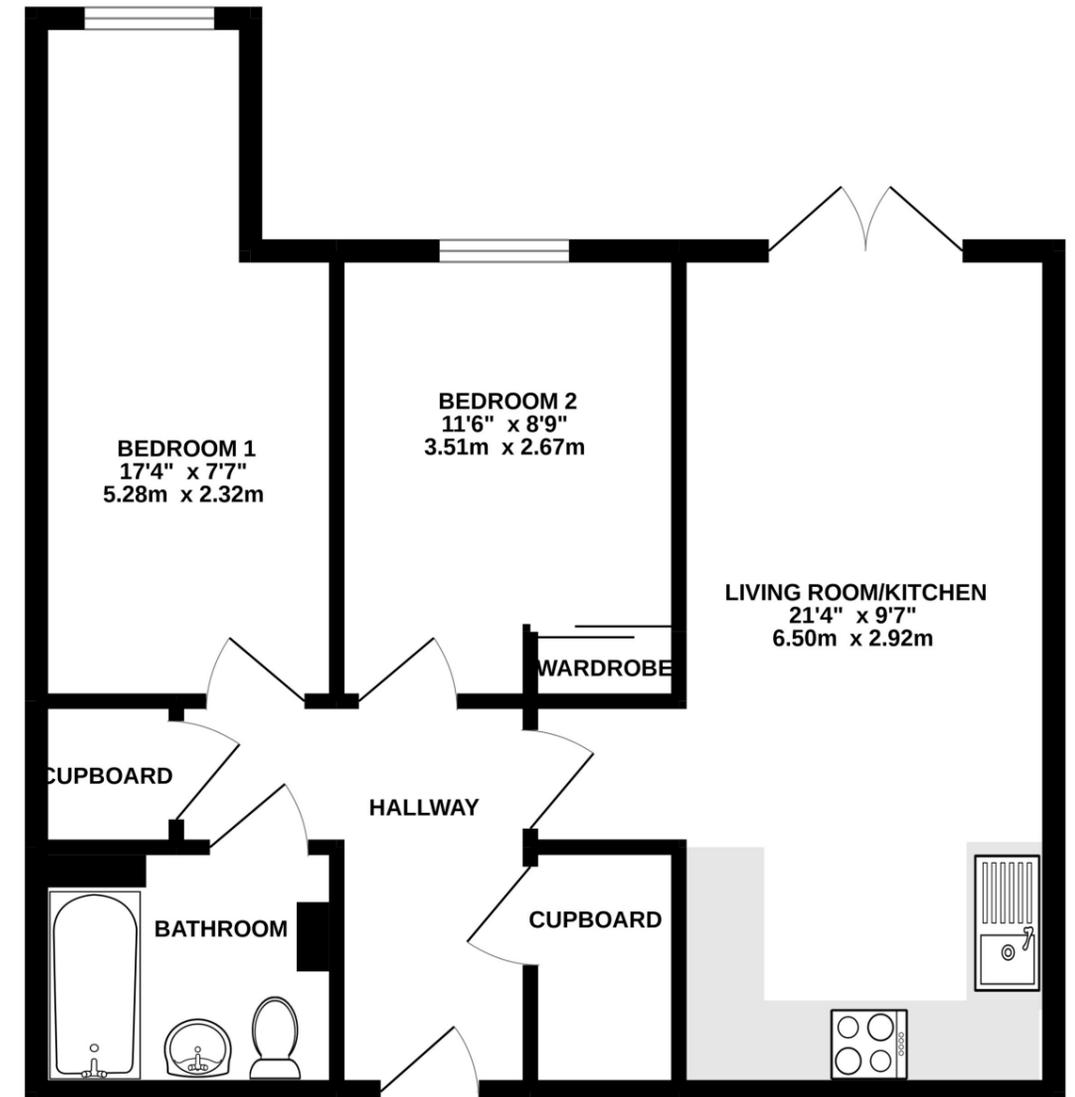
Parking

There is an allocated parking space as well as the availability of visitor parking.

PLEASE NOTE

Although the photos show the property as empty, the property is currently tenanted.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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