

# 39 Stickle Down, Deepcut, CAMBERLEY, Surrey. GU16 6GB.



**£250,000** Leasehold



A well presented two bedroom first floor apartment situated on the favoured Dettingen Park development. The accommodation comprises of a lounge/dining room with Juliet balcony, fitted kitchen with oven and hob, family bathroom, two double bedrooms and en suite shower room. The property has gas fired central heating by radiators and sealed unit double glazing. Outside there are communal gardens, parking and an allocated garage in a nearby block.

Length of lease: 150 years from 1st January 2002

Council tax band C: £1,922.86 per annum (2022/23) EPC: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## **FIRST FLOOR**

### **Entrance Hall**

Radiator, entry phone, storage cupboard, airing cupboard housing a Powermax water tank.

### **Lounge/Dining Room**

15' 0" x 15' 0" (4.57m x 4.57m) L-shaped, 2 radiators, sealed unit double glazed casement doors and windows to a Juliet balcony to the front.

### **Kitchen**

11' 3" x 5' 2" (3.43m x 1.57m) Single drainer sink unit with cupboard and drawers below, adjoining laminated working surfaces, range of high and low level units, built-in 4 burner gas hob with oven below. Built-in fridge/freezer, built-in dishwasher and washing machine, part tiled walls, sealed unit double glazed window to the side.

### **Bedroom 1**

12' 3" x 8' 9" (3.73m x 2.67m) Double radiator, sealed unit double glazed windows to the front.

### **En Suite Shower Room**

In white, comprising of a fully tiled shower cubicle with sliding glazed door, pedestal wash basin, low flush wc, double radiator, extractor fan.

### **Bedroom 2**

10' 4" x 8' 6" (3.15m x 2.59m) excluding a deep door recess. Double radiator, sealed unit double glazed windows to the front.

### **Bathroom**

White suite comprising of a panelled bath with mixer tap and hand shower attachment, low flush wc, pedestal wash basin, double radiator, extractor fan.

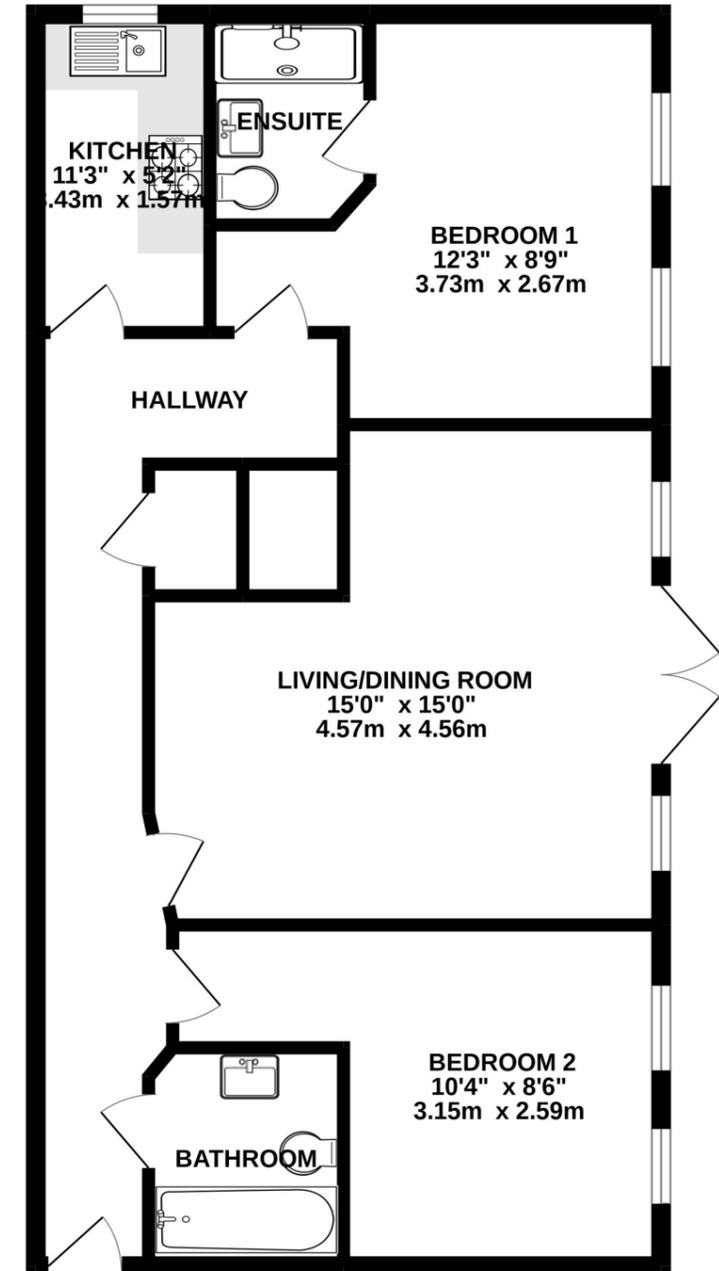
## **OUTSIDE**

### **Garage**

In a nearby separate block.

### **Visitors Parking**

### **Communal Gardens**



TOTAL FLOOR AREA : 701 sq.ft. (65.2 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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