



Oakleigh, Lightwater Road, Lightwater, Surrey, GU18 5XQ

£165,000 - Leasehold

DESCRIPTION: A well presented and spacious one bedroom first floor retirement flat for the over 55's. The flat is situated in a private building to the front of this small quality development and is only a short walk of Lightwater village shops and its amenities. Offering a large lounge/dining room with a attractive front views overlooking the front entrance, parking area, communal gardens and the Heronscourt lake area beyond. There is a double bedroom, a good size kitchen with room for a small two seater table and a bathroom with Jacuzzi style bath. There are UPVC double glazed windows and electric heating. Oakleigh enjoys well maintained and attractive grounds with lawn, mature shrubs and flower borders and there is residents car parking.

LOCAL INFORMATION: Conveniently located within about a third of a mile and about a few minutes walk to the village with its good range of shops, Post office, Cooperative supermarket, The Red Lion pub/restaurant, Randalls cafe and wine bar, a library and various hot food takeaways. The M3 at junction 3 is about one mile distance away and provides excellent links to the West country, South coast, London and Heathrow airport which is only 19 miles away (distances and times are approximate).

A communal front door and entrance leads to stairs to first floor, electric meter, door to the flat:

ENTRANCE HALL: Entry phone system, airing cupboard with hot water tank, linen shelves and electric fuse box, further storage cupboard, loft access hatch, artex ceiling.

LOUNGE/DINING ROOM: 16'2 x 15'5 (4.93m x 4.70m). A spacious room with attractive wide double glazed windows overlooking the front entrance of Oakleigh, electric storage heater, further Dimplex electric storage heater, coved and artex ceiling, TV point.

KITCHEN: 12'4 x 5'8 (3.76m x 1.73m). Range of base and wall cupboards, worktops with tiled splash backs, unit under lighting, Dimplex electric heater, stainless steel sink unit with mixer tap, double glazed window with front aspect view, space for a washing machine and space for an upright fridge/freezer, built-in Onyx oven, four ring electric hob and cooker hood above, vinyl flooring.

DOUBLE BEDROOM: 11'9 x 11 (3.58m x 3.35m). An excellent size double bedroom with a double glazed window, coved and artex ceiling, electric heater, fitted wardrobe.

BATHROOM: Fully tiled walls, panel enclosed bath with hand shower, wash basin, low level WC, towel rail, mirrored bathroom cabinet, Dimplex fan heater, extractor fan, vinyl flooring, artex ceiling.

OUTSIDE:

COMMUNAL GARDENS: The gardens are well maintained and laid to lawn with flower and mature shrub borders.

PARKING: There is a residents and visitors car park.

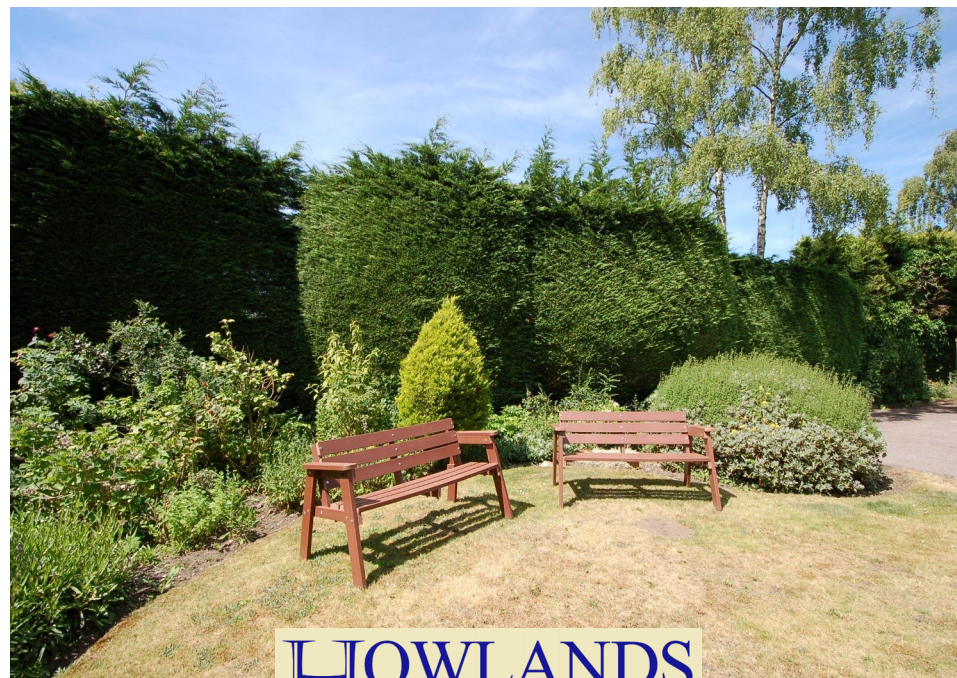
LEASEHOLD INFORMATION

Ground Rent: £ included in service charge

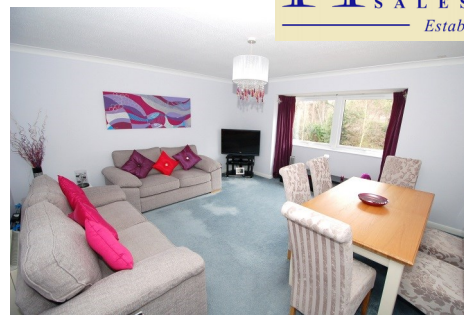
Service Charge: £2,846 pa including the buildings Insurance, water rates, repairs to electric heaters, power points, lighting switches and water taps.

Term: 999 years from 7 August 1989

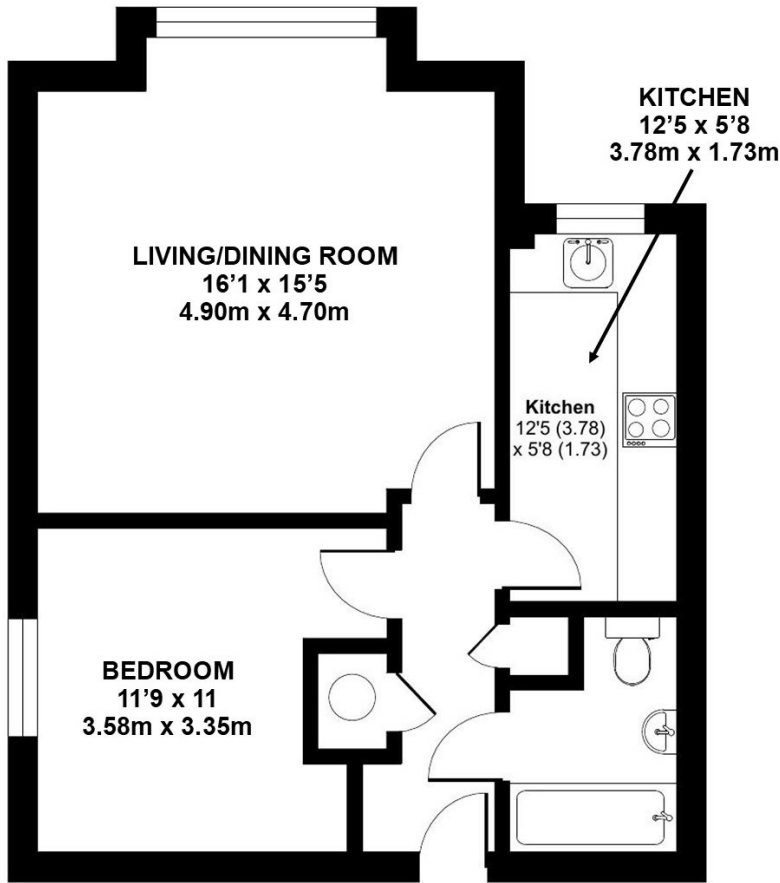
Years Remaining: 965 approximately



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FIRST FLOOR

Approximate Area: 544 SQ.FT. (50.5 SQ.M)

This plan is for layout guidance only. Not drawn to scale. For information purposes only. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.

* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.

* Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.

* Any electrical and gas appliances are not tested.

* Sizes given are maximum approximate dimensions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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