

17 Thornfield Green Blackwater, GU17 9EY



£179,950 Share of Freehold



- Spacious one bedroom apartment
- Double bedroom with wardrobes
- Electric heating
- Well kept communal gardens

- Long lease with approx. 959 years left
- Sealed unit double glazed windows
- Resident & guest parking areas
- No onward chain



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899

1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

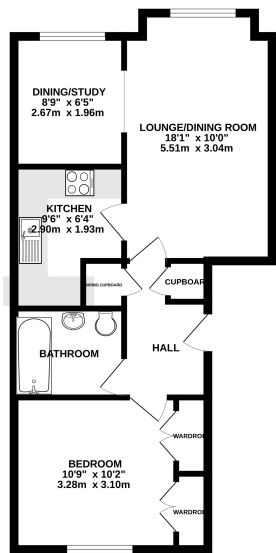
A spacious one bedroom first floor apartment benefiting from a long lease and no onward chain. The double bedroom has two double built-in wardrobes and there is a bright and airy lounge/dining room with an open plan dining/occasional bedroom or study. The kitchen is fitted with white units, a built-in electric hob and and oven and extractor hood, and there is space and plumbing for a washing machine and fridge/freezer. The bathroom is a three piece suite with shower attachment and screen. The property has sealed unit double glazed windows and electric heating. Outside, there are resident and guest parking areas, and well kept communal gardens.

EPC Rating: B | Council tax band C: £1,935.31 p.a. | Service charge: £1,210.62 p.a. (2025/26) | Ground Rent: Nil | Lease: Approx. 959 years left


Location: The property is located close to the centre of Blackwater offering a selection of local shops, and Blackwater railway station provides services to Reading and Gatwick. Blackwater Valley Nature Reserve is also close by. The A30 provides access to the M3 motorway and surrounding road networks. M&S, Tesco and Next superstores can be found nearby at The Meadows.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		82	84
(81-91)	B			
(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.