

1 Newfoundland House, Newfoundland Road, Deepcut, Camberley, Surrey. GU16 6SQ.



£269,000 Leasehold



A spacious ground floor maisonette offering two double bedrooms, both with en suite facilities and wardrobes, lounge with double doors onto the private rear garden, comprehensively fitted kitchen/breakfast room, utility room and cloakroom. Outside is a large garage (17'4" x 16'6") with communal gated access and private rear garden with timber garden shed. The property has gas fired central heating by radiators and sealed unit double glazing. The property is one of only two maisonettes and is convenient to local shops, school and the recently built "The Frog" public house. The property is offered in excellent decorative order throughout with a long lease of approximately 107 years to run and no onward chain.

Lease: 125 years from 2005 (approx. 107 years to run) Maintenance Charge: £4,248.38 p.a.

EPC: C Council Tax C: £2,078.05 p.a. (2024/25) Ground Rent: £250 per annum



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

Entrance Lobby

Cloakroom

White suite comprising of a low flush WC, pedestal wash basin, radiator, sealed unit double glazed opaque window to the front.

Lounge

16' 9" x 13' 9" (5.11m x 4.19m) Inset ceiling spot downlighters, radiator, double glazed windows and doors leading to the rear garden.

Kitchen/Breakfast Room

16' 9" x 8' 8" (5.11m x 2.64m) 1½ bowl single drainer sink unit with adjoining laminated working surfaces, excellent range of high and low level units including cupboards and drawers in a light oak colour, four burner Neff gas hob with extractor hood over, built-in Neff double oven, built-in Neff refrigerator, built-in Bosch dishwasher. Under unit lighting, part tiled walls, inset ceiling spot downlighters, radiator, ceramic tiled flooring in the kitchen area, sealed unit double glazed windows and door leading to the front.

Utility Room

9' 4" x 5' 5" (2.84m x 1.65m) Single drainer stainless steel sink unit with adjoining worktops, cupboards below, free standing washing machine, free standing freezer, wall mounted Worcester gas fired boiler for the central heating and domestic hot water, sealed unit double glazed window to the rear.

Bedroom 1

16' 10" max. x 9' 9" (5.13m max. x 2.97m) Radiator, double built-in wardrobe, sealed unit double glazed window to the rear.

En Suite Bathroom

Deep bath with separate shower attachment in a fully tiled surround, low flush WC, pedestal wash basin, part tiled walls, shaver point, heated ladder-style towel rail, extractor fan, inset ceiling spot downlighters.

Bedroom 2

11' 3" x 9' 6" (3.43m x 2.90m) Double built-in wardrobe, radiator, sealed unit double glazed window to the front.

En Suite Shower Room

White suite comprising of a fully tiled shower cubicle with regulated shower unit and glazed screen door, pedestal wash basin, low flush WC, chromium ladder-style heated towel rail, part tiled walls, shaver point, extractor fan, inset ceiling spot downlighters, sealed unit double glazed opaque window to the front.

OUTSIDE

Garden

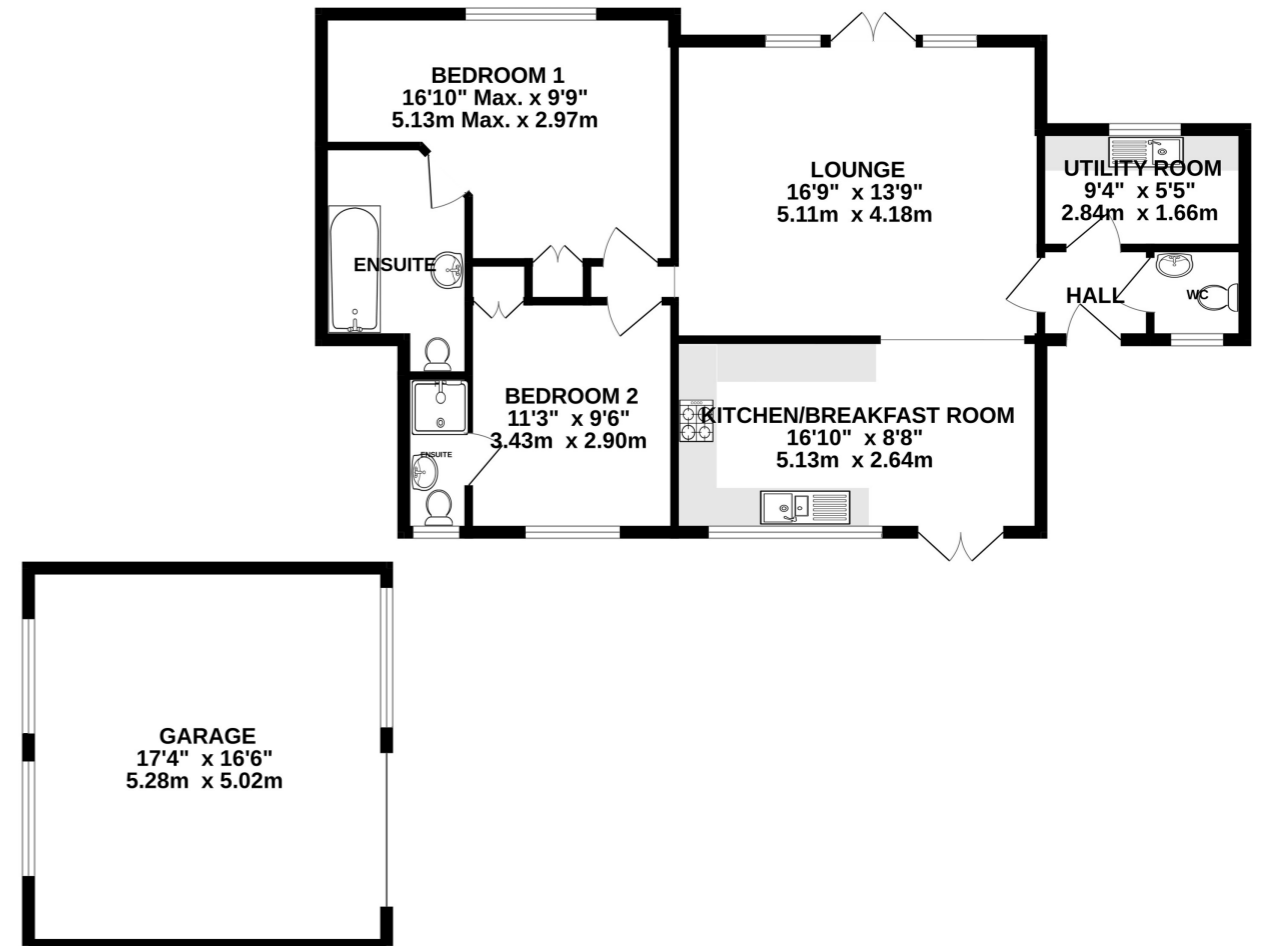
REAR GARDEN: Private rear garden, patio and well stocked flower borders. Timber garden shed. Side access with gate.

FRONT GARDEN: Double wrought iron gates leading to communal driveway and the garage.

Garage

17' 4" x 16' 6" (5.28m x 5.03m) Larger than average size, electrically operated roller door, light and power, ample storage space, windows to the front and rear. Potential for different uses, subject to regulations.

GROUND FLOOR 1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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