

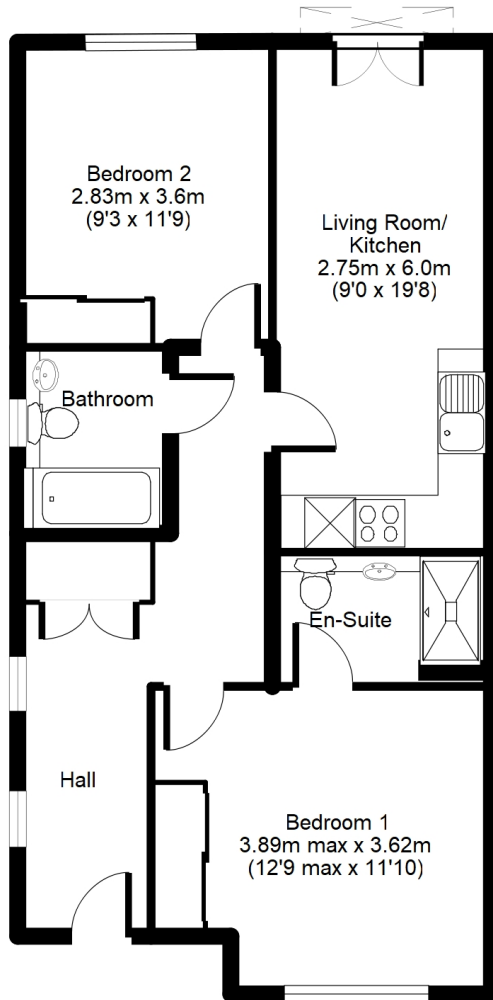
**10 Meadows Drive, CAMBERLEY, Surrey GU15 1GA**

**PRICE £325,000 Leasehold**

**\*\* NO ONWARD CHAIN \*\***

Jigsaw estates are pleased to offer this spacious ground floor maisonette within a small select development built by Shanley Homes in 2013. The property has two allocated parking spaces (one of which is directly in front of the property) and a private rear garden! In terms of accommodation there is a large main bedroom with fitted wardrobes and a stylish en-suite shower room. Then further down the hallway there is the main bathroom and a second double bedroom again with a fitted wardrobe. However, the real 'wow factor' is when you enter the kitchen/living/dining room with its double doors opening onto the Juliette balcony overlooking the rear garden below. The kitchen is modern and sleek and has a full range of AEG built in appliances including dishwasher, washer/dryer, fridge/freezer, microwave, oven, gas hob and extractor.





Approx. Total Floor Area:  
71 Sq M = 764 Sq Ft

Floorplan is for illustration purposes only.  
All measurements are approximate and should be verified.

- NO ONWARD CHAIN - CURRENTLY TENANTED
- TWO PARKING SPACES
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- KITCHEN AREA FITTED WITH FULL RANGE OF AEG APPLIANCES
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- GROUND FLOOR MAISONNETTE
- PRIVATE GARDEN
- DOUBLE DOORS TO JULIETTE BALCONY OVERLOOKING REAR GARDEN
- TWO DOUBLE BEDROOMS (BOTH WITH BUILT IN WARDROBES)
- LEASE LENGTH 99 YEARS FROM 2013 (89 YEARS REMAINING), GROUND RENT £400 PA, SERVICE CHARGES £1350 PA

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	

