



11 Claremont Place, BLACKWATER, Hampshire GU17 9EN

PRICE £250,000 Leasehold

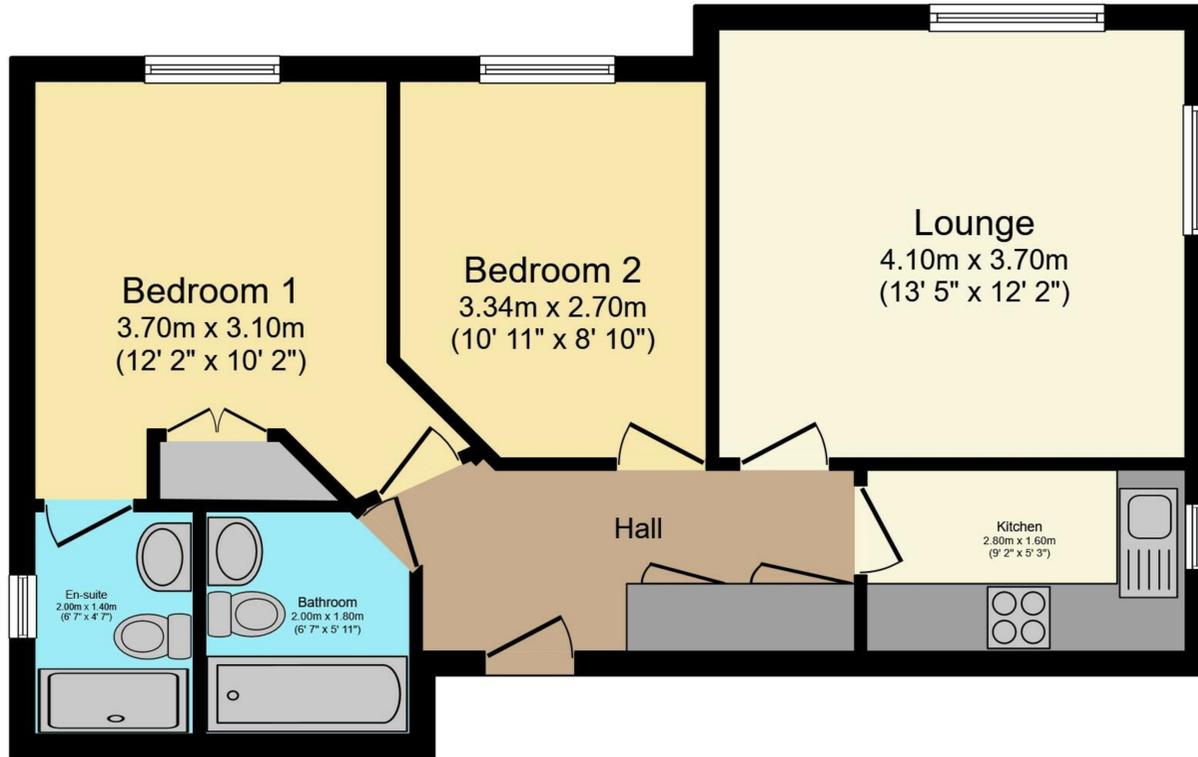
NO ONWARD CHAIN Jigsaw Estates are pleased to present to the market this well-presented ground floor apartment located in an exclusive private apartment block with ample space both inside and out. The property is well placed in a small community of 14 apartments, and presented in excellent condition with a recently renovated modern kitchen, family bathroom and an en-suite ready to move in.

The south facing dual aspect lounge/dining room benefits from daylight throughout the day with two large windows. Featuring two double bedrooms, the main bedroom offers a large re-fitted en-suite with fully tiled double shower, low level W/C, pedestal wash basin with mixer tap and the large family bathroom has a glass panel enclosed bath/shower attachment.

Outside there is an allocated parking space and ample visitor parking with communal gardens and a secure communal storage shed.

The property is located within 10 minutes walking distance to Blackwater Railway Station for links to Reading and Gatwick Airport and the flat offers easy access to the M3/Farnborough main Station for direct commute into London Waterloo. For shopping there is the Meadows complex which houses both a Tesco & M&S Superstores and Camberley town centre a short distance further along the A30.





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- NO ONWARD CHAIN
- LARGE DOUBLE ASPECT LOUNGE/DINING ROOM
- FAMILY BATHROOM & LARGE EN-SUITE
- EXCELLENT ROAD AND RAIL LINKS
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZED
- CLOSE TO LOCAL PRIMARY SCHOOL
- ALLOCATED & VISITOR PARKING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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 	

