



26 Meadowbank Road, Lightwater, Surrey GU18 5SX

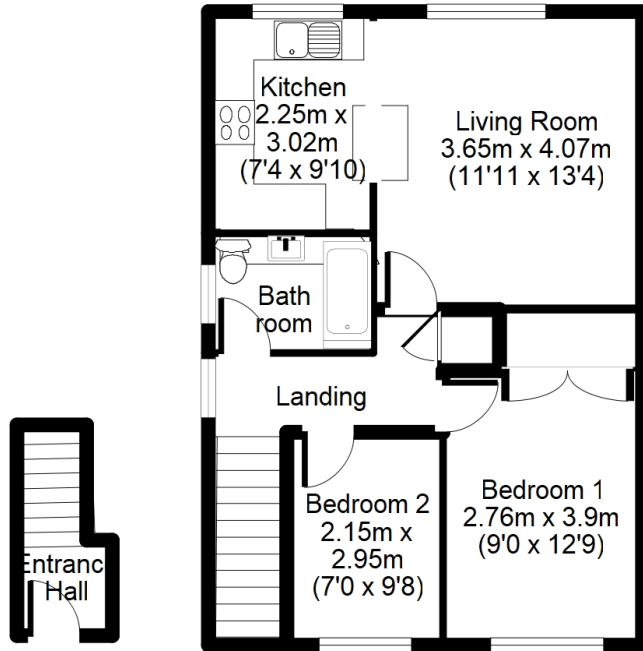
PRICE £275,000 Share of Freehold

Jigsaw Estates are pleased to offer this well presented first floor maisonette in the heart of Lightwater village with views to the rear of All Saints recreation field. Accommodation comprises two bedrooms (main bedroom with double wardrobe and second bedroom with open fronted storage cupboard), stylishly refitted bathroom and an open plan living room/refitted kitchen. Further benefits comprise UPVC double glazing, gas central heating, allocated and visitor parking. We are advised by the seller that the lease is in excess of 900 years and as it is 'share of freehold' there is no ground rent to pay and approx only £320 per annum for maintenance and building insurance.



Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

- FIRST FLOOR MAISONETTE WITH OWN FRONT ENTRANCE
- REFITTED BATHROOM
- OVERLOOKING ALL SAINTS RECREATION FIELD
- COMMUNAL GARDENS (SELLERS CURRENTLY USE/MAINTAIN FRONT GARDEN WHICH IS WESTERLY FACING)
- COUNCIL TAX BAND 'C'
- TWO BEDROOMS
- REFITTED KITCHEN OPENED INTO LIVING ROOM
- ALLOCATED & VISITOR PARKING
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- SHARE OF FREEHOLD - NO GROUND RENT PAYABLE, £320 PER ANNUM FOR MAINTENANCE & BUILDING INSURANCE, SELLER ADVISES LEASE IN EXCESS OF 900 YEARS



Approx. Total Floor Area:
54 Sq M = 581 Sq Ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	74	75
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

