

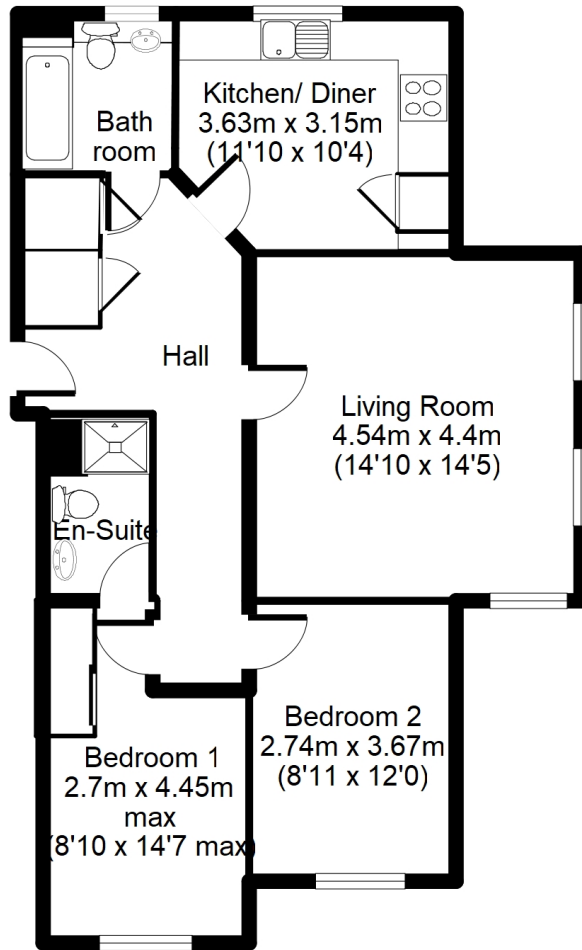
20 John Norman Grove, LIGHTWATER, Surrey GU18 5AD

PRICE £300,000 Leasehold

Jigsaw Estates are pleased to offer this immaculately presented and spacious top floor apartment situated in the heart of Lightwater Village. Upon entering you will realise that this feels more spacious than most apartments on offer. The large entrance hall leads onto two double bedrooms (main bedroom with en-suite shower room), a beautiful and stylish refitted bathroom, approx 15ft x 14ft living/dining room and a fitted kitchen/breakfast room. Further benefits comprise plantation style window shutters, allocated parking space and we are advised the lease has 111 years remaining. The property is offered with no onward chain.



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.



Approx. Total Floor Area:
75 Sq M = 807 Sq Ft

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

- TOP FLOOR APARTMENT (2ND FLOOR)
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- KITCHEN/BREAKFAST ROOM
- EASY ACCESS TO LOCAL PUB, CAFE, SHOPS, COUNTRY PARK WITH LEISURE CENTRE & M3 JUNCTION 3
- IMMACULATLY PRESENTED
- EN-SUITE SHOWER ROOM
- 15FT X 14FT LIVING ROOM
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	81	81
(69 to 80) C		
(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		

