

# 19 Crane Court College Town, Sandhurst. GU47 0YB



## £195,000 Leasehold



- One bedroom ground floor maisonette
- Replacement double glazed windows & door
- Garage in nearby block
- Long lease with approx. 143 years left
- Recently installed electric convactor heating
- Front & rear gardens
- Allocated parking space
- No onward chain



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR  
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel 01252 838 899

1 Guildford Road, Frimley Green, Surrey, GU16 6NL

# Summary

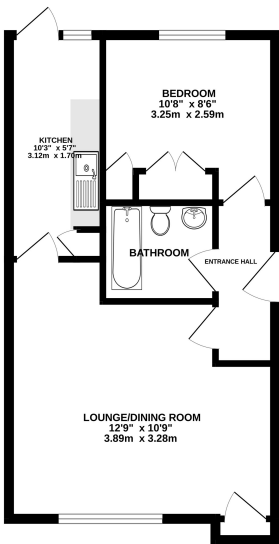
A spacious ground floor maisonette situated at the end of a small cul de sac, benefitting from having a front and rear garden, an allocated parking space and a garage in a nearby block. There is a good size entrance hall with doors to the bedroom with double wardrobes, an airing cupboard and a view over the rear garden. The bathroom has a coloured suite and is fully tiled with a shower unit. There is a lounge/dining room and a kitchen with high and low level cupboards and drawers, and direct access to the rear garden. There are recently installed electric convector heaters, replacement sealed unit double glazed windows and front door. Please also note that there is gas laid to the property as the property originally had gas fired central heating via warm air.

EPC Rating: D | Council tax band B: £1,655.49 p.a. (2025/26) | Service charge: None | Ground rent: None | Long lease with approx. 143 years remaining | NO ONWARD CHAIN

Location: Sandhurst has a good selection of local shops, schools and recreational facilities, with road and rail links to Reading and Gatwick via Sandhurst and Blackwater. The Meadows retail centre is close by, with a major Marks & Spencer and Tesco store.



GROUND FLOOR



We warrant every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of floor, window, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.  
Issue with Mappings 10/03/23

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(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		

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.