



ROAD MAP

HYBRID MAP

TERRAIN MAP



MYTCHETT HEATH, MYTCHETT, CAMBERLEY GU16  
OFFERS IN EXCESS OF £325,000

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





## MAIN FEATURES

- Over 55's Only
- Very Well Presented Home
- Well Maintained Communal Grounds
- Garage
- Shower Room & Bathroom (One On Each Floor)
- Two Double Bedrooms
- Beautiful Location
- Courtyard Style Garden
- Close To Basingstoke Canal

## FULL DETAILS

### Hallway

Enter via door, understairs storage, stairs leading to the first floor and carpet flooring.

### Living Room

Dual aspect and carpet flooring.

### Dining Room

Carpet flooring and doors leading to the courtyard style garden.

### Kitchen

Range of base and eye level units, sink, electric hob, extractor fan, oven, microwave and space for; fridge/freezer. Partly tiled walls, carpet flooring and door leading to the courtyard style garden and garage.

### Shower Room

Walk-in shower, low level WC, wash hand basin, storage and partly tiled walls.

### First Floor Landing

Cupboard and carpet flooring. Access to the boarded and insulated loft.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin, storage, heated towel rail and partly tiled walls.

### Bedroom One

Double bedroom, storage and carpet flooring.

### Bedroom Two

Double bedroom, storage and carpet flooring.

### Courtyard Style Garden

Mainly laid to patio and access to the garage.

### Council Tax

Band G.

### Leasehold Information

We have been advised by the current owner that there is approximately 119 years left on the lease. The current service charge is approximately £7068 per annum, which includes water and building insurance. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN



## MYTCHETT HEATH, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Situated on the popular over 55's development of Mytchett Heath is this very well presented two double bedroom house. The property enjoys a favoured position overlooking the beautiful communal grounds. The development is approximately four acres in size. The spacious and bright property boasts; a kitchen, dining room, living room, shower room to the ground floor, bathroom and two double bedrooms (both with plenty of storage). Further features to mention include a well maintained courtyard style garden with access to the garage. The picturesque Basingstoke Canal and Frimley Lodge Park are also within walking distance as well as the property being ideally situated for a good range of local amenities and good transport links. Further benefits include two guest suites on site available for visitors' and an in house minibus service operating to various destinations including Camberley, Frimley and The Meadows Shopping Centre. A viewing is highly recommended to really appreciate everything that this property has to offer.