



Thornfield Green | Blackwater | Camberley | GU17 9EY

£235,000

Leasehold

Waterford's *W*
Residential Sales & Lettings

Thornfield Green | Blackwater
Camberley | GU17 9EY
£235,000

A two-bedroom ground-floor apartment featuring a modern kitchen and bathroom, a 961-year lease, and a reasonable service charge of £1,380 per annum.

- NO ONWARD CHAIN
- Ground floor apartment
- 999 Year lease from 1987
- Share of freehold
- Two bedrooms
- Modern kitchen and bathroom
- Spacious 17ft living room
- Service charge currently £1,380 per annum.



Description

No onward chain.

A well-presented, modernised two-bedroom ground-floor apartment featuring a refitted kitchen and bathroom, along with a spacious living room. The property benefits from a share of the freehold and is situated near the end of a popular close nicely tucked away.

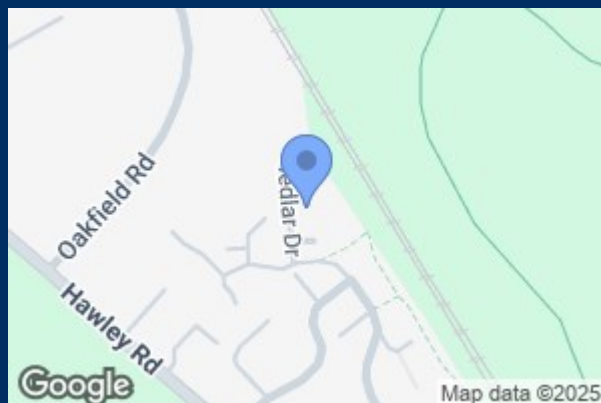
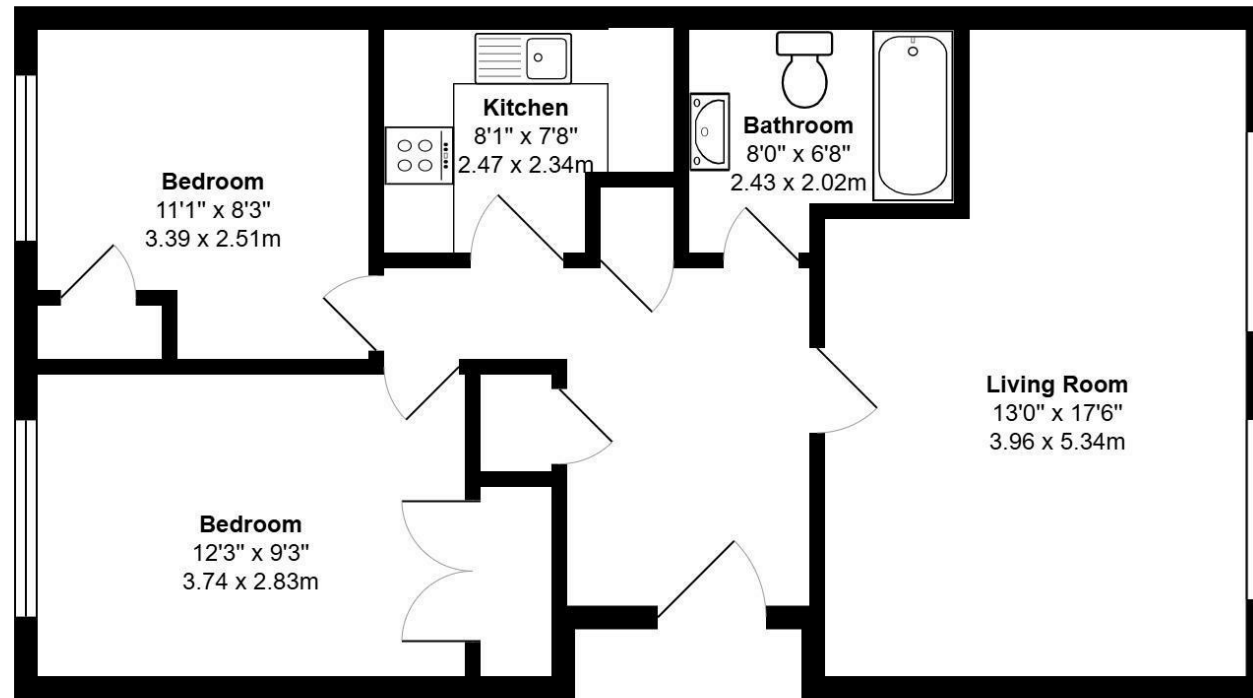


Location

The property is conveniently located close to the centre of Blackwater village, within walking distance of local shops, Blackwater Station (with services to Reading and Gatwick), and the beautiful Blackwater Valley Nature Reserve. The nearby A30 provides quick access to the M3 and surrounding road networks. For shopping, The Meadows is close by and offers excellent facilities, including M&S, Tesco Extra, and Next. Camberley, just a mile away, provides more extensive shopping and recreational options, making this location ideal for both convenience and leisure.

Outside

Externally, the property benefits from ample parking, as well as communal gardens, offering a pleasant outdoor space to relax and unwind.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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	

35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk