



Limebush Close, New Haw, KT15

Guide Price £250,000

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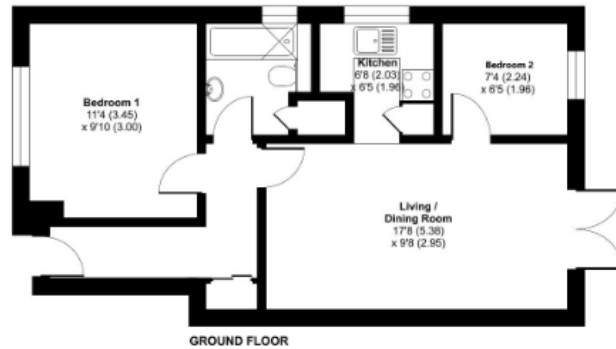


*****ONLY PROPERTY IN BLOCK TO HAVE DIRECT ACCESS OUT ONTO GARDEN*****

This spacious 1-bedroom ground floor apartment, recently renovated, located at the end of a popular cul-de-sac, offers direct access onto communal gardens. Conveniently close to shops, recreation fields, the Basingstoke Canal, and two mainline train stations, it is uniquely positioned in a very small block as the only unit with French doors opening straight onto the garden. Inside, the apartment features a modern kitchen, a stylish bathroom, a comfortable double bedroom, and a generously sized lounge/diner. This property also benefits from allocated parking.



Approximate Area = 500 sq ft / 46.5 sq m
For identification only - Not to scale



- Ground Floor Maisonette
- Private Entrance
- Direct Access Out Onto Communal Garden
- Generous Double Bedroom
- Allocated Parking Space
- Close Proximity To New Haw High Street & Station
- Double Glazed
- Patio Area
- Perfect For First Time Buyers • No Chain Sale Or Investors



Energy performance certificate (EPC)

7, Lindebach Close
New Haw
Middlestone
KT16 8JW

Energy rating
D

Valid until: 29 July 2020
Certificate number: 2418-8664-6215-4765-7274

Property typeGround-floor maisonette

Total floor area48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60