



Oakdale, Windlesham

£399,950



Oakdale, Updown Hill, Windlesham GU20 6DX

Modernised first floor two double bedroom, two bathroom apartment located right in the heart of Windlesham village. The spacious property is within walking distance of the local shops including a butcher, post office, bakers and local pubs. No onward chain.

FEATURES

- No onward chain
- Double glazing
- Gas heating with hive heating control system
- Built in wardrobes
- Security entry system
- Private loft space providing extra storage space
- LED downlighting

ACCOMMODATION

- Entrance hall
- Sitting/dining room
- Modern fitted kitchen
- Utility cupboard housing washing machine
- Master bedroom with en-suite, built in wardrobes and safe
- Second double bedroom
- Bathroom

OUTSIDE

- Allocated parking space
- Visitors parking
- Communal garden

LEASE

- 125 years from 2004
- Annual service charge £1,814 / Ground rent £125
- £119 per annum reserve fund

EPC RATING

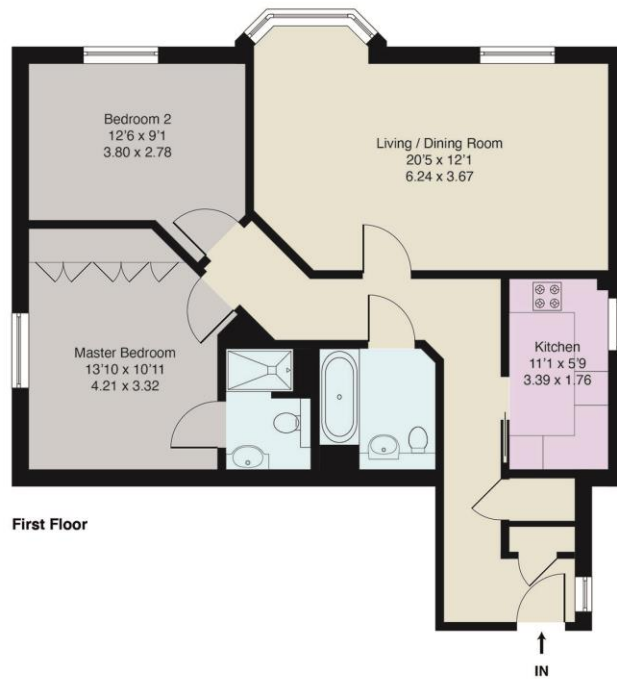
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5 Oakdale, 22 Updown Hill, Windlesham

Approximate Gross Internal Floor Area :
Total 81.34 sq m / 875 sq ft



Ref: 50B010907243 Buckingham
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Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU20 6DX**



NEWTON ROWE
SALES & LETTINGS

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