



Colville Gardens, Lightwater

**£585,000**



## Colville Gardens, Lightwater, Surrey

Modernised two bedroom top floor apartment, with stunning panoramic views from the balcony and rear facing windows over a picturesque lake with surrounding woodland. The luxury apartment in Lightwater is also being sold with share of freehold and a garage within a gated block.

### FEATURES

- Lakeside setting
- Share of freehold
- Views over lake and woodland
- Hive heating system
- Gas boiler fitted Dec 2022
- Private loft
- New Amtico flooring fitted 2023
- New fireplace and carpets approx. 4 years ago

### ACCOMMODATION

- Entrance hall
- Open plan living/dining room with French doors
- Kitchen/breakfast room
- Master bedroom with en-suite shower room
- Bedroom two
- Bathroom

### OUTSIDE

- Balcony with new tiles and glass 4 years ago
- Gated Garage block with parking in front
- Electric garage door

### EPC RATING

C

### COUNCIL TAX

Surrey Heath - Band D

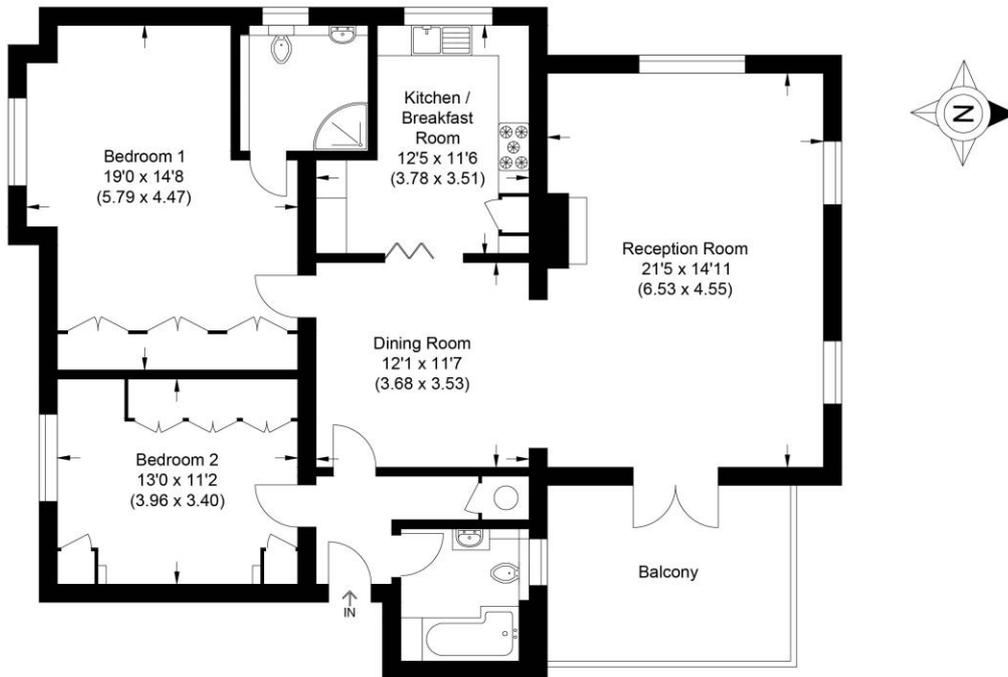
### LEASE INFORMATION

- Lease term; approx. 996 years remaining
- Service charge; £2,400 per annum





Approximate Gross Internal Area  
109.40 sq m / 1178.0 sq ft



### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**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. NB. Some photographs used were taken in January 2022.

Postcode for sat nav: **GU18 5QQ**



**NEWTON ROWE**  
SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
enquiries@newtonrowe.co.uk | 01276 986900