



Limebush Close, New Haw, KT15

Guide Price £245,000

🛏 1 🚿 1 🚿 1

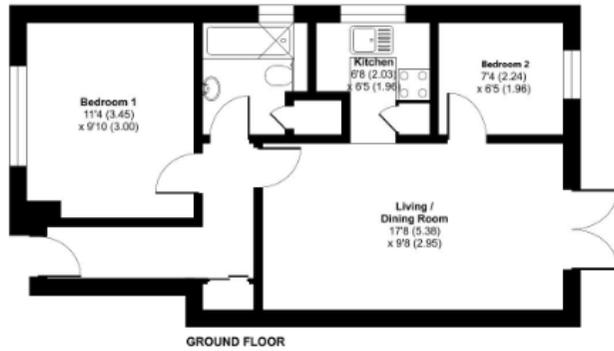


*****ONLY PROPERTY IN BLOCK TO HAVE DIRECT ACCESS OUT ONTO GARDEN*****

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 Or Investors
- No Chain Sale



Energy performance certificate (EPC)																																		
7, Limeshale Close New Haw KT16 8JW	Energy rating D	Valid until: 29 July 2030																																
Property type Ground-floor maisonette	Certificate number: 2415-8664-6215-8765-7274																																	
Total floor area 48 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-standards-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>← D</td> <td>→ C</td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	← D	→ C	35-54	E			21-34	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C																																	
55-68	D	← D	→ C																															
35-54	E																																	
21-34	F																																	
1-20	G																																	