



# Limebush Close, New Haw, KT15

Guide Price £225,000

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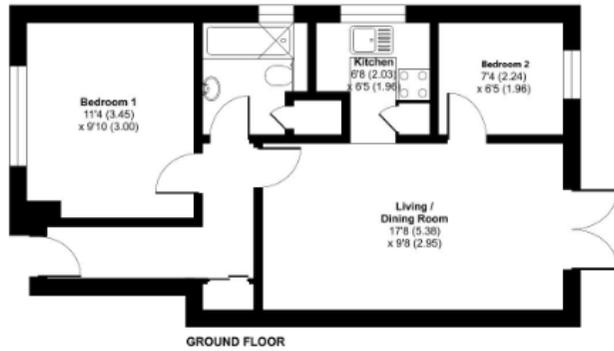


**\*\*\*ONLY PROPERTY IN BLOCK TO HAVE DIRECT ACCESS OUT ONTO GARDEN\*\*\***

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 Or Investors
- No Chain Sale



Energy performance certificate (EPC)																																		
7, Linsbush Close New Park KINGSTON KT16 8JW	Energy rating <b>D</b>	Valid until: 29 July 2030																																
Property type Ground-floor maisonette	Certificate number: 2415-8664-4215-8765-7274																																	
Total floor area 48 square metres																																		
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance</a> )																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
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																																		
<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				
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