Selbon
Simply Different

Hurst Avenue, Blackwater, Camberley,
Surrey, GU17 9AR
Offers in excess of £250,000 Leasehold

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Selbonproperty.co.uk

- Second Floor Apartment
- Entrance Hall With Utility Cupboard
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Long Lease, 991 Years Lease Remaining
- Communal Entry With Security Entry
- 16ft Lounge/Kitchen & Balcony
- Bedroom 2 & Bathroom
- 2 Allocated Parking Spaces
- £2017.60 Service Charge, £200 Ground Rent & £335.47 Building Insurance

Selbon Estate Agents are delighted to offer this modern second floor apartment Built by Msrrs Bellway Homes, situated on Helios Park development on the edge of Hawley woods, benefiting from a secluded woodland location, yet within easy reach of Fleet, Farnborough, Camberley, Guildford, Basingstoke and major transport links for Greater London.

The property was granted a 999 year lease on 1st August 2018 with 991 years remaining. The annual ground rent is £200., there is a service charge of £2071.60 and the building insurance of £335.47.

This modern apartment is an ideal first time purchase with the second bedroom offering the opportunity for home work space but would also suit those looking for a lock up and go home.

This deceptively spacious and contemporary apartment is accessed via a communal entrance hall with video security entry phone system and stairs leading to the top floor landing with the front door leading to the entrance hall.

The entrance hall has a double utility cupboard with space and plumbing for washing machine and storage space and doors leading to the 2 bedrooms, bathroom and the open plan lounge/kitchen.

The 16ft lounge/kitchen offers an 'L' shaped modern fitted kitchen with ample work surfaces, built in appliances and eye and base level storage units, space for a corner sofa, table and chairs as well as a double glazed door to a private balcony.

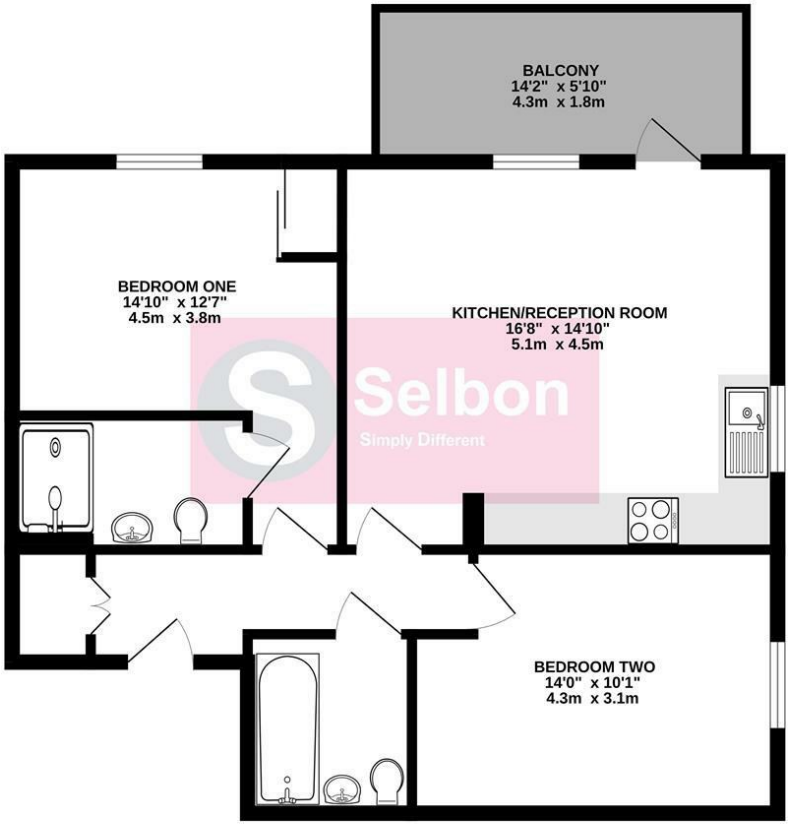
Bedroom one has built in wardrobes and a door leading to a well appointed white en suite shower room, bedroom two is a double room, there is a well appointed white bathroom suite.

The property further benefits from gas central heating, double glazed windows, two allocated parking spaces and visitor spaces.

For those who enjoy the outdoor life, the property is within close proximity of Hawley lake, giving excellent walking and cycling routes form the front door.

We would highly recommend an early viewing to fully appreciate this lovely apartment and avoid disappointment.

Floor Plans



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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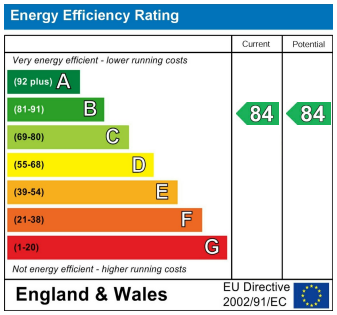
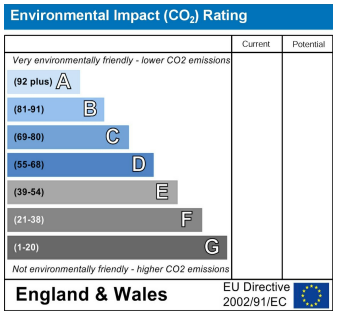
Area Map

Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: C

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