



ROAD MAP

HYBRID MAP

TERRAIN MAP



IVY DRIVE, LIGHTWATER GU18  
£1,350 PCM

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	74	79
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

FIRST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



## MAIN FEATURES

- Available Immediately
- First Floor Apartment
- Beautiful Communal Grounds
- Hive Heating
- New Boiler & Fuseboard
- Part Furnished
- One Double Bedroom
- Recently Decorated Throughout
- New Flooring Throughout
- Residents Parking

## FULL DETAILS

Council Tax  
Band C.

TOTAL FLOOR AREA - 542 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## IVY DRIVE, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES **\*\*AVAILABLE IMMEDIATELY & PART FURNISHED\*\*** New to the market for rent is this first floor apartment, situated in an enviable position within the sought-after Paddock Wood Development, which has fantastic communal grounds that offer views of the lake. Externally the communal grounds also offer a beautiful seating area with views of the landscaped garden. There is parking available.

The spacious and very well presented apartment comprising; open plan reception room/kitchen, double bedroom and bathroom. The owner has undergone lots of improvements to the home such as putting a new quartz worktop in the kitchen, along with a breakfast bar. There is a new boiler, new flooring and the electrics have been updated plus more.

The home is within close proximity to Lightwater Village which has restaurants, local amenities and a supermarket and also Lightwater Country Park which is brilliant for walking, running and cycling. The property has easy access to the M3.

Holding deposit - £311.54

5 weeks deposit - £1557.69

Minimum household income required for referencing - £40,500