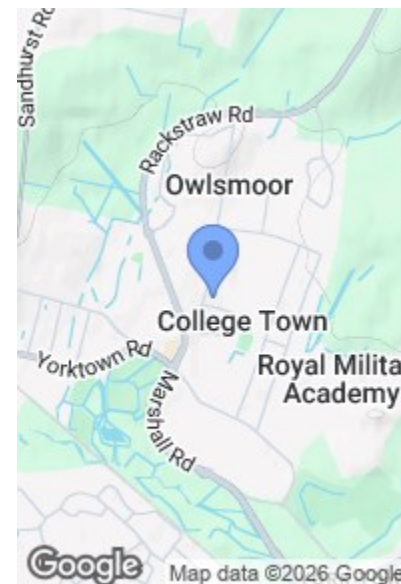
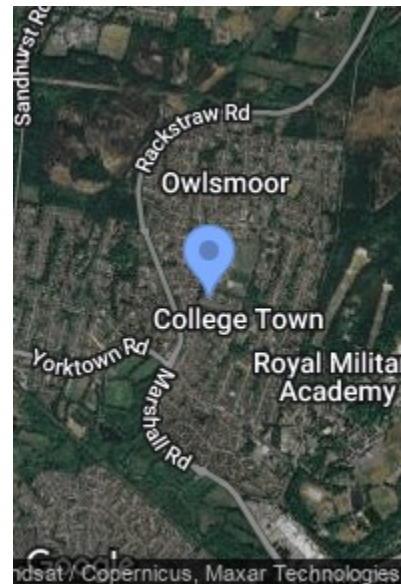




ROAD MAP

HYBRID MAP

TERRAIN MAP

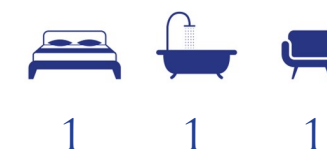


BITTERN CLOSE, COLLEGE TOWN, SANDHURST GU47  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		67	75
		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- One Double Bedroom
- Garage In A Block
- Good Commuter Links
- First Floor Maisonette
- One Allocated Parking Space
- Garden Space
- Close To Local Amenities

## FULL DETAILS

### Council Tax

Band B.

### Leasehold Information

We have been advised by the current owner that there is approximately 111 years left on the lease. There is currently no service charge and the current ground rent is approximately £200 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

## FLOORPLAN

FIRST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.  
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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## BITTERN CLOSE, COLLEGE TOWN, SANDHURST GU47

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this first floor maisonette on Bittern Close, which is situated close to good transport links and a great range of local amenities including The Meadows Shopping Centre. The property comprising; reception room, kitchen, one double bedroom and a bathroom. Additional features to mention include; a garage in a block, one allocated parking space and a rear garden. The property is in need of some modernisation and is being sold with no onward chain.