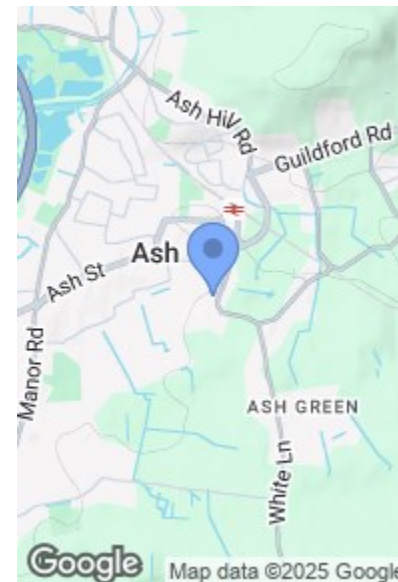


ROAD MAP

HYBRID MAP

TERRAIN MAP



THE CROFT, ASH GREEN, ALDERSHOT GU12
ASKING PRICE £210,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Spacious Purpose-Built Maisonette
- No Onward Chain
- Very Well Presented
- One Double Bedroom
- Modern Shower Room
- One Allocated Parking Space
- Visitor Parking Spaces
- Hallway/Study
- Cul-De-Sac Setting

FULL DETAILS

Entrance Hallway

Enter via door, storage cupboard, feature wall and carpet flooring.

Reception/Dining Room

22'9 x 15'0 (6.93m x 4.57m)

Dual aspect, electric feature fireplace, feature wall and carpet flooring.

Kitchen

9'9 x 6'6 (2.97m x 1.98m)

Range of base and eye level units, washer/dryer, slimline dishwasher, oven, four ring gas hob, extractor fan, sink and space for; fridge/freezer. Laminate flooring.

Hallway/Study

9'6 x 6'0 (2.90m x 1.83m)

Storage cupboard and carpet flooring.

Bedroom

12'0 x 11'0 (3.66m x 3.35m)

Double bedroom, storage cupboard and carpet flooring.

Shower Room

Shower cubicle with rainfall showerhead and additional shower attachment, low level WC, wash hand basin, vanity mirror with LED lighting, heated towel rail and linoleum flooring.

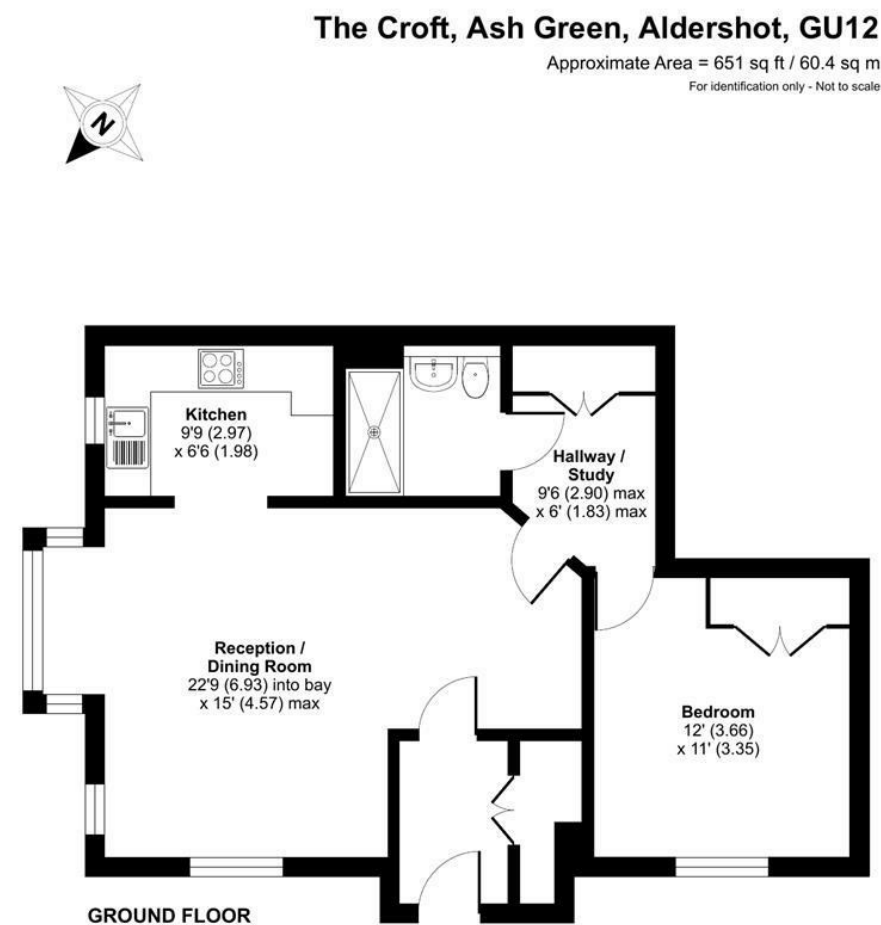
Leasehold Information

We have been advised by the owner that there is approximately 116 years remaining on the lease. The current monthly charge is £180 per month. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

Council Tax

Band C.

FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2024. Produced for Knights Property Services. REF: 1108608

THE CROFT, ASH GREEN, ALDERSHOT GU12

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this spacious one bedroom purpose-built maisonette in Ash Green. The home, which is being sold with no onward chain complications, is situated in a quiet cul-de-sac setting. The well presented ground floor property comprising; modern kitchen, spacious reception/dining room, hallway/study, double bedroom and modern shower room. In addition to one allocated parking space, there are visitor spaces available. The property has well maintained communal grounds as well as being close to local train stations.