



ESTATE AGENTS



Underwood Avenue, Ash, Surrey, GU12 6PR

Asking Price £260,000

# Underwood Avenue, Ash, Surrey, GU12 6PR

A well-presented ground floor maisonette boasting two double sized bedrooms, living room and separate kitchen, offered to the market with no onward chain complications.

Perfectly complimented by a generous private garden, this property also offers off-road parking for two vehicles and is conveniently situated with the A331 junction nearby. An ideal opportunity for first time buyers, someone looking to downsize or an investor.

Leasehold: Pets Allowed

Ground Rent: £2.50 Per Quarter

Ground Rent Review Period: Annually

Service Charges: £90.63 Per Quarter

Service Charge Review Period: Annually

Lease Length: 86 years

- No Onward Chain
- Two Double Bedrooms
- Private Garden
- Ground Floor Maisonette
- Driveway Parking For Two
- Front Garden
- EPC: C
- Council Tax: C

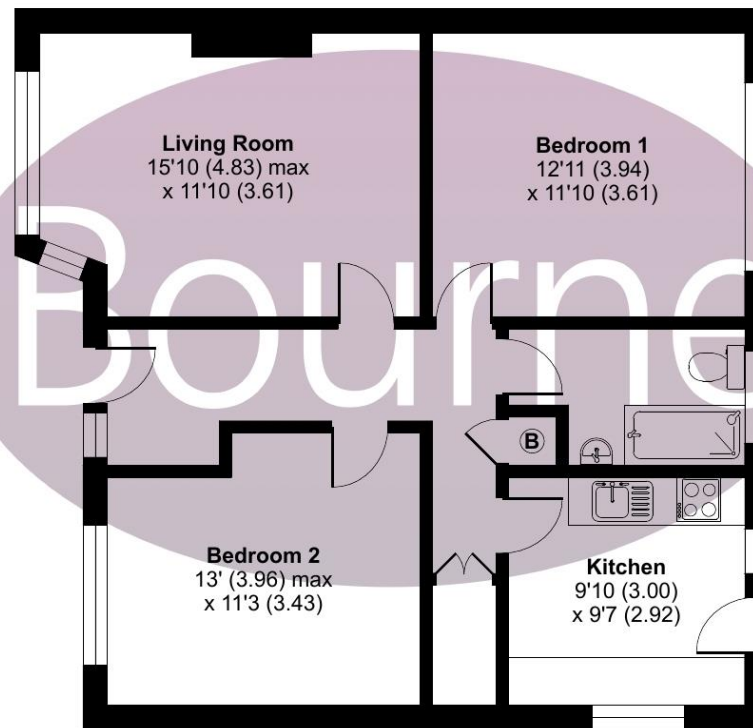


# Floorplan

## Underwood Avenue, Ash, GU12

Approximate Area = 767 sq ft / 71.3 sq m

For identification only - Not to scale



**SECOND FLOOR**

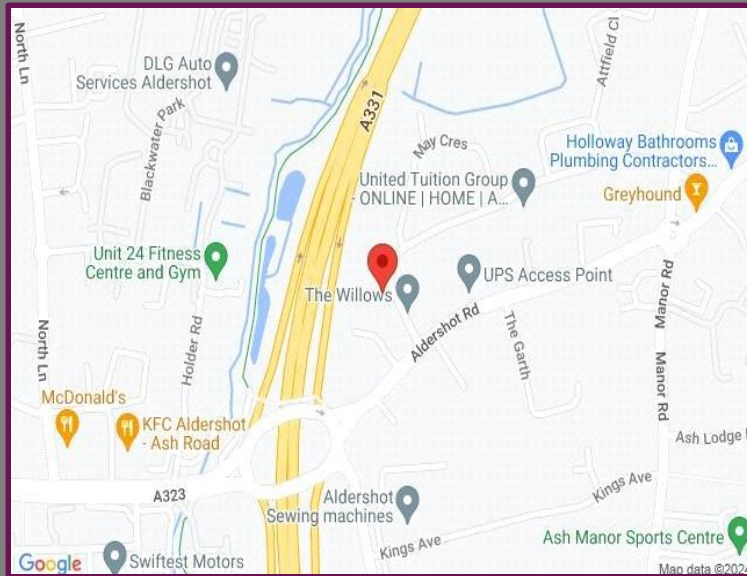


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1091030

# Location

Easy access to major road links via the A31, M3. Ash, Ash Vale main line and Aldershot train stations are also easily accessed and offer direct services to Guildford, London Waterloo and Gatwick making this a perfect location for commuters.

The property is also situated near and within walking distance of local shops and a number of schools including Ash Manor School, 0.4 miles and Shawfield Primary School, 0.9 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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