



Mytchett Heath, Mytchett, Camberley, Surrey, GU16 6DP

Offers in excess of £425,000



# Mytchett Heath, Mytchett, Camberley, Surrey, GU16 6DP

Introducing this immaculately presented and beautifully maintained end of terrace house.

Boasting two well-appointed bedrooms, an en-suite and two changing rooms. This property offers a perfect space for an over 55's looking for a comfortable and sociable lifestyle.

Upon entering the home you are greeted with an open and bright hall space. Attached is the recently converted downstairs wet room, ensuring convenience to the occupier. The living room is flooded with natural light, creating a warm and welcoming atmosphere. Alongside is the kitchen, which is fully equipped with high-quality and modern appliances.

Past the living space, you will be greeted by the dining room, leading to the conservatory which has been fitted with an insulated roof. Stepping outside to the garden, you will find a maintainable space, perfect for socializing or basking in the afternoon sun.

Additionally this home features a garage, ensuring that you have enough space for your car or additional storage.

Leasehold: Pets Allowed

Annual Service Charges: £7420

Review Period: January, Annually

Ground Rent: N / A

Lease: 121 Years

- Over 55's Development
- Two Double Bedrooms
- Recently Renovated
- Conservatory
- Garden
- Garage
- Assisted Living
- EPC: D
- Council Tax: G



# Floorplan

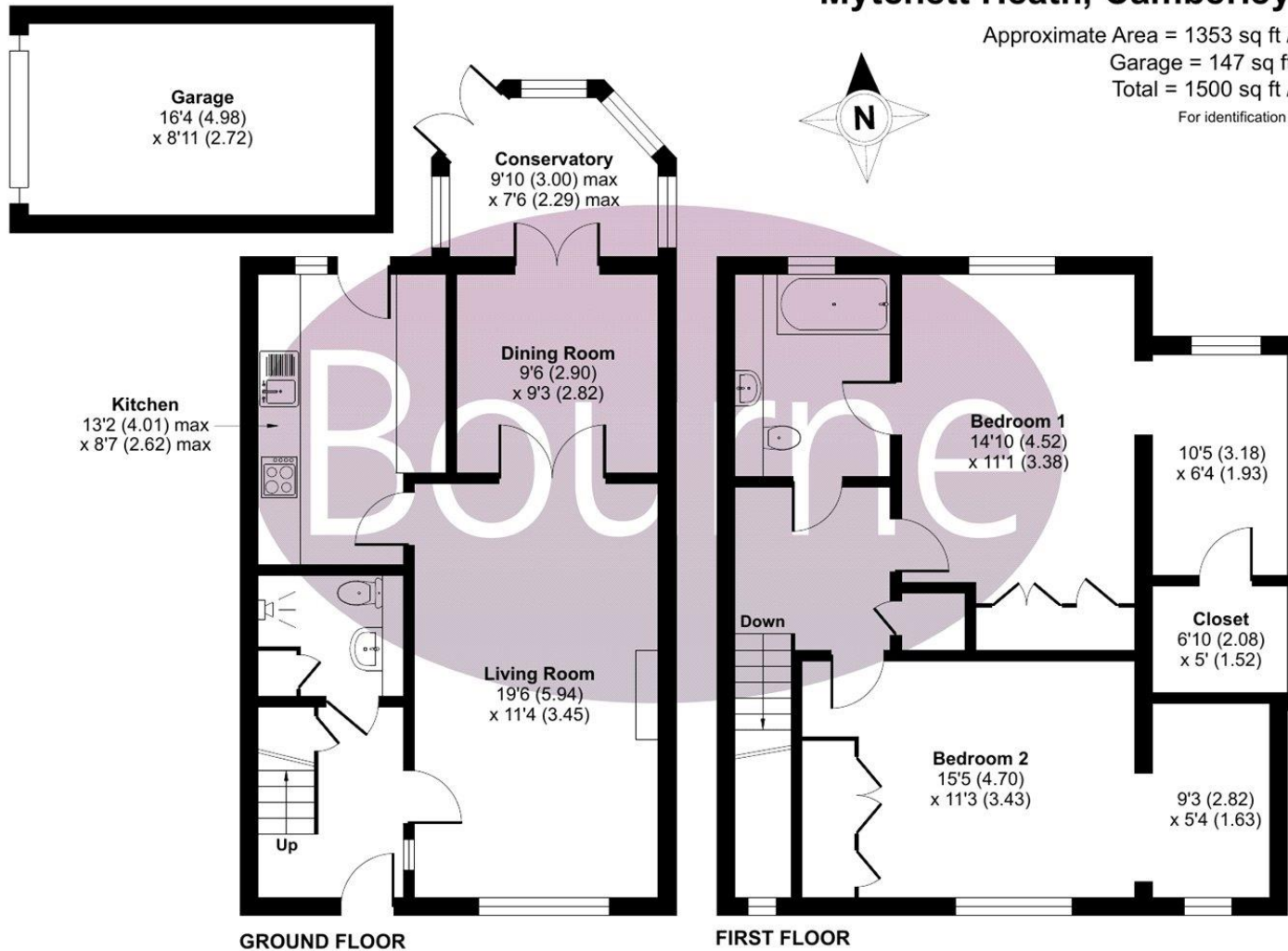
## Mytchett Heath, Camberley, GU16

Approximate Area = 1353 sq ft / 125.7 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1500 sq ft / 139.4 sq m

For identification only - Not to scale

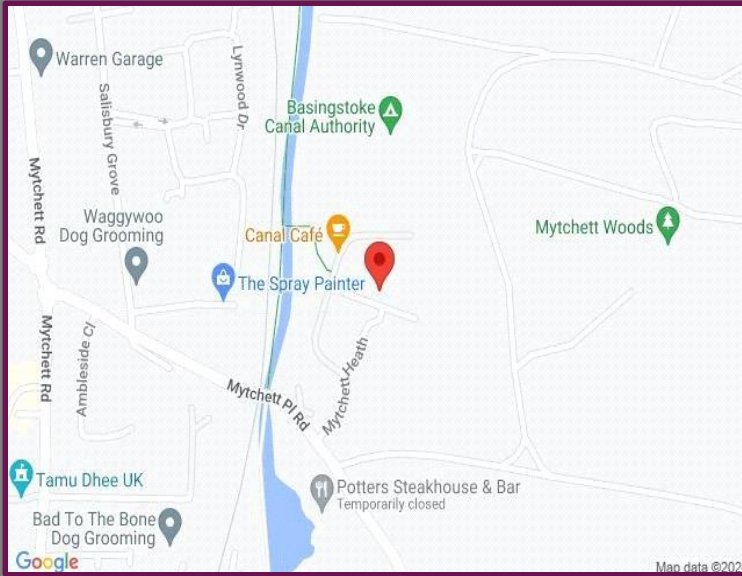


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1092324



# Location

Mytchett Heath enjoys an idyllic setting in Surrey, bordered by natural woodland on one side, Basingstoke Canal and 59 acres of Frimley Lodge Park on another.



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>		
(55-68) <b>D</b>	59	68
(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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