

ALEXANDER RUMSEY
REAL ESTATE

Limebush Close, New Haw, KT15

Offers Over £220,000

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ONLY PROPERTY IN BLOCK TO HAVE DIRECT ACCESS OUT ONTO GARDEN

This spacious 1-bedroom ground floor apartment, recently renovated, located at the end of a popular cul-de-sac, offers direct access onto communal gardens. Conveniently close to shops, recreation fields, the Basingstoke Canal, and two mainline train stations, it is uniquely positioned in a very small block as the only unit with French doors opening straight onto the garden. Inside, the apartment features a modern kitchen, a stylish bathroom, a comfortable double bedroom, and a generously sized lounge/diner. This property also benefits from allocated parking.

Service Charge: £0

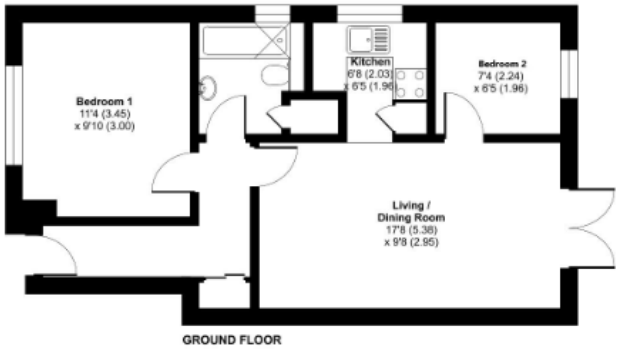
Ground Rent £85.00 PA

Lease Length : 959 Years Remaining



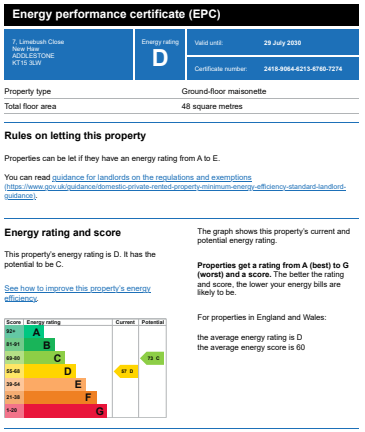


Approximate Area = 500 sq ft / 46.5 sq m
For identification only - Not to scale



GROUND FLOOR

- Ground Floor Maisonette
- Private Entrance
- Direct Access Out Onto Communal Garden
- Generous Double Bedroom
- Allocated Parking Space
- Close Proximity To New Haw High Street & Station
- Double Glazed
- Patio Area
- Perfect For First Time Buyers Or Investors
- No Chain Sale



Energy performance certificate (EPC)

7, Limebush Close
New Haw
ADDLESTONE
KT15 3LW

Energy rating: **D**

Valid until: 29 July 2030

Certificate number: 2418-9064-6213-6760-7274

Property type	Ground-floor maisonette
Total floor area	48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60