

Seymours

36 Bluebell Rise
Lightwater, Surrey, GU18 5YN

£160,000 Guide Price



Property details

1 bedrooms
1 baths
EPC Rating E
362 sq. ft

A well-proportioned ground floor maisonette situated in a popular residential location, offering an excellent opportunity for first-time buyers, downsizers or investors alike.

The property benefits from its own private entrance and comprises a bright living room, fitted kitchen, double bedroom and bathroom. While well maintained, the property would benefit from some cosmetic updating, allowing the next owner to modernise and add value to their own taste.

To the front a small garden area can be used in the summer months and residents parking is located nearby.

A significant advantage is that the property will be sold with a new 990-year lease, with the vendor currently in the process of completing the lease extension, providing long-term peace of mind for the purchaser.

Lightwater is a popular and picturesque village, with a Post Office, shops, a leisure centre and a country park. Larger supermarkets and extensive shopping options are available in nearby Camberley, Woking, Guildford and Windsor. Conveniently located, the village is the perfect balance of country living with easy access to London and the South Coast.

Council tax band: C
Local authority: Surrey Heath
Tenure: Leasehold

Viewings by appointment only
01276535451 / sales@seymours-lightwater.co.uk





No onward chain.

Advantage of a new 990-year lease





Floorplan









Lightwater office 6 The Square, Lightwater, Surrey, GU18 5SS
01276535451 / sales@seymours-lightwater.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.