



Thornfield Green | | Blackwater | GU17 9EY

Asking Price £230,000

Leasehold



Thornfield Green | Blackwater | GU17 9EY Asking Price £230,000

A spacious two-bedroom first-floor apartment, recently redecorated and benefiting from allocated parking, as well as access to a visitor car park. The property is offered to the market with no onward chain and boasts 959 years remaining on the lease.

- First floor apartment
- Large living/dining room
- Communal gardens
- 959 years remaining on the lease
- No onward chain
- 2 bedrooms with fitted cupboards
- Allocated parking and visitors car park
- Freehold is owned by the leaseholders, meaning there is no ground rent payable
- Reasonable service charge in the region of £90 a month
- Great investment opportunity or ideal home for first time buyers

Location

The property is conveniently located close to the centre of Blackwater village, within walking distance of local shops, Blackwater Station (with services to Reading and Gatwick), and the beautiful Blackwater Valley Nature Reserve. The nearby A30 provides quick access to the M3 and surrounding road networks. For shopping, The Meadows is close by and offers excellent facilities, including M&S, Tesco Extra, and Next. Camberley, just a mile away, provides more extensive shopping and recreational options, making this location ideal for both convenience and leisure.





Description

This spacious first-floor apartment is offered to the market with no onward chain and a 959-year lease. It features two double bedrooms, both with fitted cupboards for convenient storage. The fitted kitchen offers an extensive array of drawers and cupboards providing ample storage. The large living/dining room provides a bright and airy space for relaxation and entertaining. There is also a family bathroom.

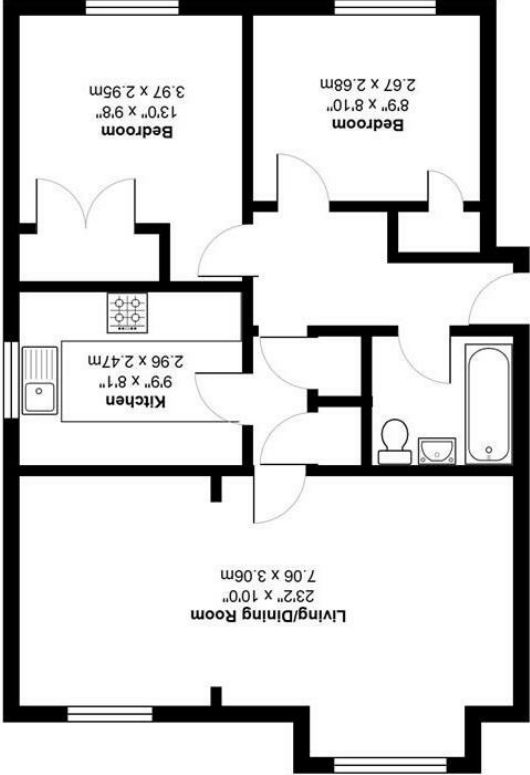
Outside

Externally, the property benefits from allocated parking, as well as a visitor car park and ample additional parking available on the nearby road. Residents can also enjoy well-maintained communal gardens, offering a pleasant outdoor space to relax and unwind.





Energy Efficiency Rating	
Current	Potential
76	79
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	(95-100)
B	(81-94)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	



Total Area: 766 ft² ... 71.2 m²

All measurements are approximate and for display purposes only

35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk