



Toad Lane | Blackwater | Camberley | GU17 9AH

Offers Over £165,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings

Toad Lane | Blackwater  
Camberley | GU17 9AH  
Offers Over £165,000

Offered to the market with no onward chain is this spacious penthouse apartment, benefiting from allocated parking and a long lease with approximately 970 years remaining.

- Penthouse apartment
- Double bedroom with fitted wardrobes
- Allocated parking
- Long lease - 970 years remaining
- Service charge - £156.98 per month
- Entry phone system with fob
- Living room and fitted kitchen
- No onward chain
- Peppercorn ground rent

## Location

The property is conveniently located in the centre of Blackwater village, within walking distance of local shops and Blackwater station, which offers services to Reading and Gatwick. The Blackwater Valley Nature Reserve is also on your doorstep. The nearby A30 provides fast access to the M3 and wider road network. The Meadows offers excellent shopping facilities, including M&S, Tesco Extra, and Next, while Camberley, just a mile away, provides more extensive shopping and recreational amenities.





## Description

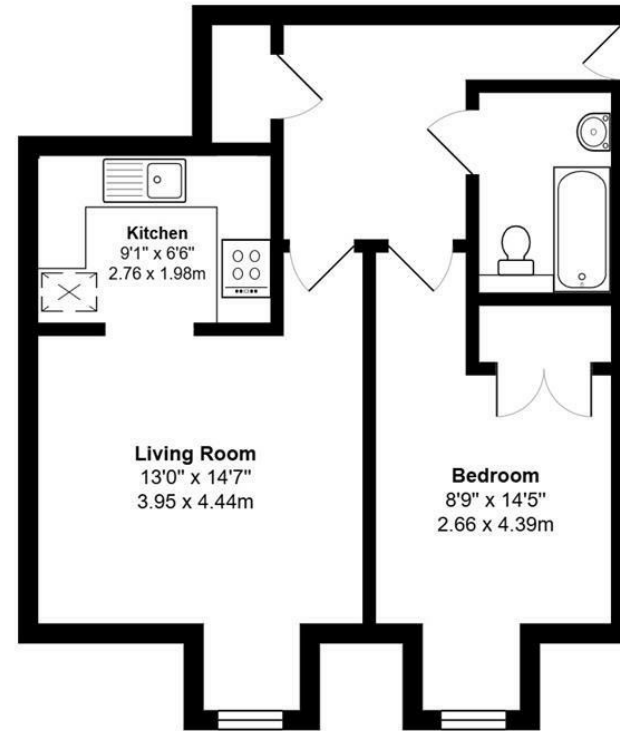
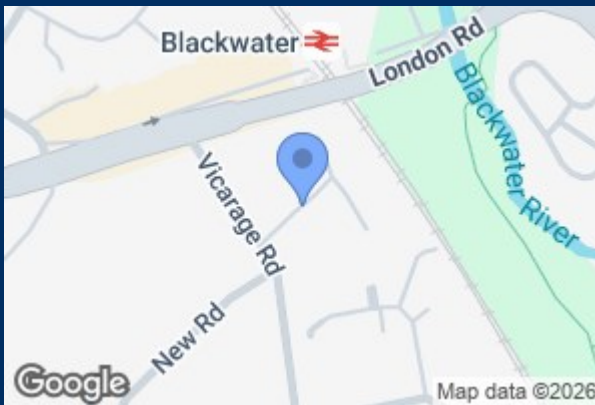
An excellently presented top-floor one-bedroom apartment situated within this attractive triple gable-fronted period-style building, constructed just 19 years ago. The property offers many impressive features, including a portico entrance with twin columns. Additional benefits include an allocated parking space and an entry phone system with fob access. Internally, the spacious entrance hall, which could also be used as a home office, leads to the living room and a kitchen fitted with a built-in oven and hob. The double bedroom features a fitted double wardrobe, and there is a family bathroom. The apartment also benefits from UPVC double glazing and gas central heating throughout. The property is offered with a long 970-year lease and a peppercorn ground rent.



## Outside

There is an allocated parking space, bike store, bin store and communal gardens.





Total Area: 511 ft<sup>2</sup> ... 47.5 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>		78	78
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(1-1) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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