



Thornfield Green | | Blackwater | GU17 9EY

Asking Price £220,000

Leasehold - Share of Freehold

*Waterford's* W  
Residential Sales & Lettings

## Thornfield Green | Blackwater | GU17 9EY Asking Price £220,000

A bright and spacious two-bedroom top-floor apartment, well presented throughout and featuring allocated parking plus access to a visitor car park. Offered to the market with no onward chain!

- Top-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 £100 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.





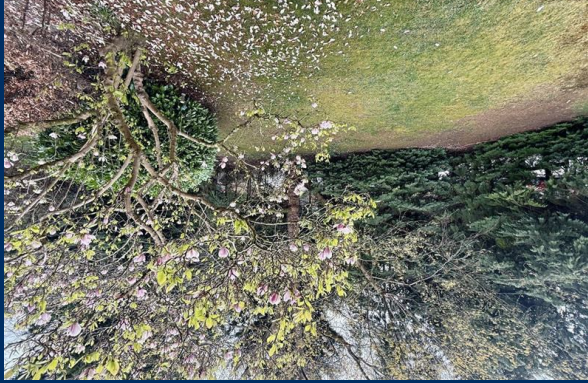
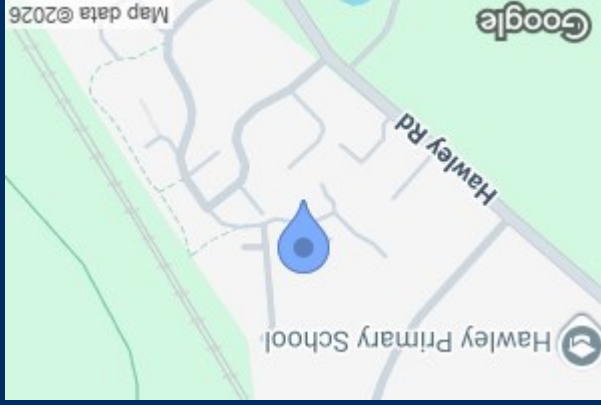
## Description

This spacious top-floor apartment is offered to the market with no onward chain and benefits from a 959-year lease. It features two double bedrooms, each with fitted wardrobes providing convenient storage. The well-appointed kitchen includes an extensive range of cupboards and drawers, offering ample space for all essentials. The generous living/dining room is bright and airy, creating an ideal setting for relaxation and entertaining. A family bathroom completes the accommodation. There is also a large loft space.

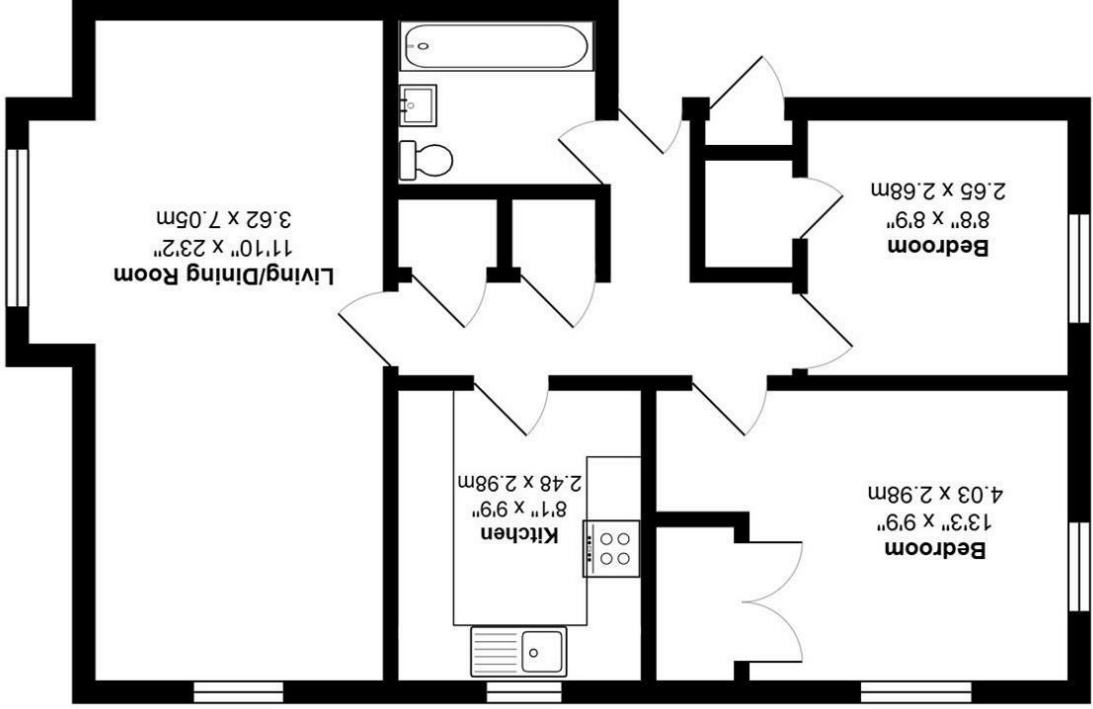
## Outside

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																								
72	80																								
<p>A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is represented by a series of horizontal bars of increasing length, each labeled with a letter and a corresponding energy efficiency range. The bars are color-coded: A (dark blue), B (medium blue), C (light blue), D (very light blue), E (pale blue), F (lightest blue), and G (white). The bars are arranged from top to bottom, with A at the top and G at the bottom. The current rating of 72 is indicated by a green arrow pointing to the bar between C and D, and the potential rating of 80 is indicated by a green arrow pointing to the bar between D and E.</p> <table border="1"><thead><tr><th>Rating</th><th>Very energy efficient - lower running costs</th><th>Not energy efficient - higher running costs</th></tr></thead><tbody><tr><td>A</td><td>92-100</td><td></td></tr><tr><td>B</td><td>81-91</td><td></td></tr><tr><td>C</td><td>69-80</td><td></td></tr><tr><td>D</td><td>55-68</td><td></td></tr><tr><td>E</td><td>39-54</td><td></td></tr><tr><td>F</td><td>21-38</td><td></td></tr><tr><td>G</td><td>1-20</td><td></td></tr></tbody></table> <p>England &amp; Wales EU Directive 2002/91/EC</p>		Rating	Very energy efficient - lower running costs	Not energy efficient - higher running costs	A	92-100		B	81-91		C	69-80		D	55-68		E	39-54		F	21-38		G	1-20	
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