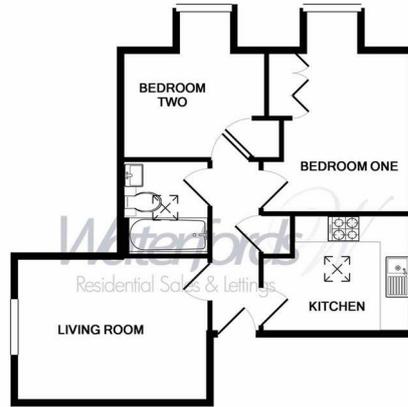




Ivy Drive | Lightwater | Surrey | GU18 5YT

£1,400 PCM

*Waterfords*   
Residential Sales & Lettings



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Description

A well-presented two-bedroom apartment situated on the second floor of a popular development on Ivy Drive, Lightwater. Offered to the market unfurnished, the property provides a bright and spacious living area, a modern kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Ideally located with excellent transport links and close to local amenities, this property is available to let from May.

## Key features

- Second Floor Apartment
- Separate Modern Kitchen With Appliances
- M3, M25 And A30 Within Easy Reach
- Unfurnished
- EPC C
- Two Double Bedrooms With Built In Wardrobes
- Allocated Parking And Communal Gardens
- Available May 2026
- Council Tax Band C
- Long Term Let



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