



Grove Hill Close, , Emmer Green, RG4 8EJ

£325,000

Walmsley

## Grove Hill Close, , Emmer Green, RG4 8EJ

A truly individual 2 bedroom ground floor apartment built by Messrs Highfield developments; with the benefit of its own private entrance, quietly situated at the end of a no through road abutting a woodland of ancient Beech trees. The property boasts its very own landscaped gardens; with sun terrace occupying an elevated position with far reaching views over the Hemdean Valley. The accommodation is spacious and comprises: entrance hall, a fabulous open plan living/dining/kitchen that leads out onto a covered sun deck, two double bedrooms and a shower room. This property is just one of ten contemporary homes benefitting from cutting edge technology that includes a heat exchange system and a solar heating system. To the front of the property there is allocated parking and visitors parking. Viewing recommended. No onward chain complications.

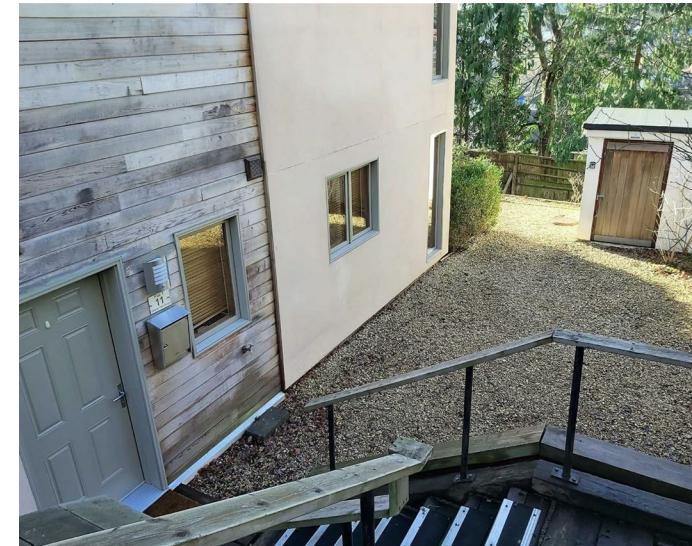
EPC - C, Tax Band - C

Lease Years: 125 Years with 110 Years remaining

Ground Rent - £325 Per Year

Service Charge - £1,377 Per Year

### Tenure - Leasehold

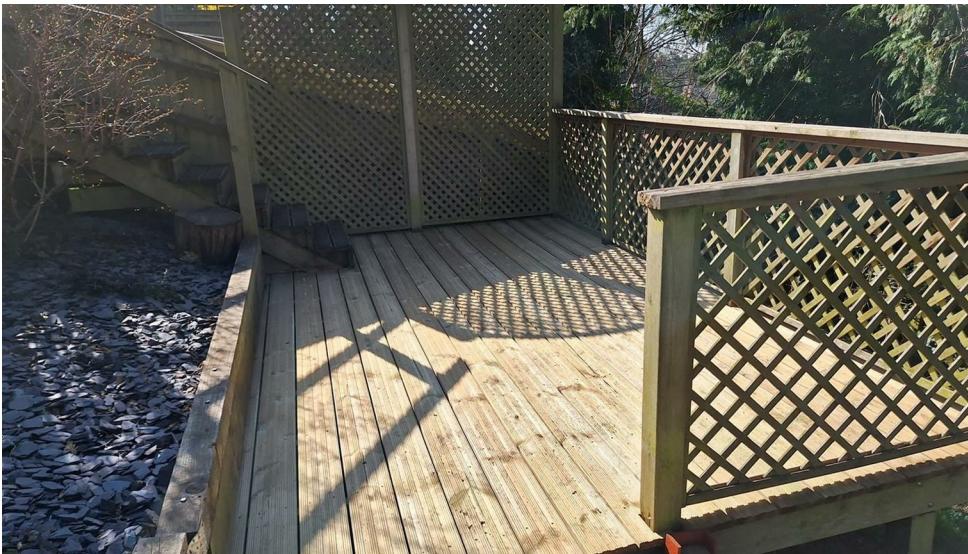
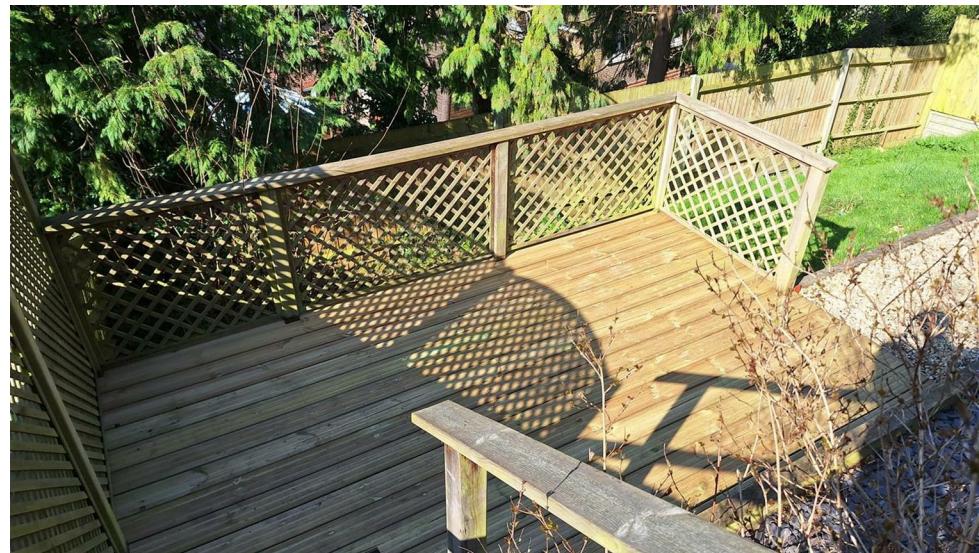




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Total area: approx. 96.8 sq. metres (1042.0 sq. feet)

This floorplan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Prominent Plans.  
Plan produced using PlanUp.

Flat 1, Grove Hill Close, -

Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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