



### 1 bed apartment to buy in GU18

Alsford Close, Lightwater, Surrey, GU18 5LF

**£120,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Ground Floor Flat
- ✓ One Double Bedroom
- ✓ Double Glazing
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Sold via Secure Sale online bidding.

**\*\*IDEAL FIRST TIME/INVESTMENT PURCHASE\*\***Vickery are delighted to offer this ground floor apartment, situated on the popular Briars development. The property comprises one bedroom, a bathroom, an open plan kitchen/living room and residents' parking. Ideally located in close proximity to the village centre, the property also benefits from easy access to local bus routes and Junction 3 of the M3.

Lightwater is a vibrant village community in Surrey Heath offering excellent transport links to London and other major centres such as Bracknell, Woking and Guildford.

Lightwater is situated at junction 3 of the M3 and close to the mainline rail network to London Waterloo at Brookwood and Sunningdale. Whilst Lightwater is mainly residential, the village has excellent leisure facilities including its own country park encompassing some 100 acres of heathland, complete with nature trail and leisure centre.

The village also has well regarded schools and a thriving village centre which includes a supermarket, post office, library and other local stores all testifying to the desirability of Lightwater as a place to live and work.

Central London 31 miles

Woking 7 miles

Guildford 10 miles

Bracknell 7 miles

Heathrow Airport 18 miles

Gatwick Airport 42 miles

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £30.00

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

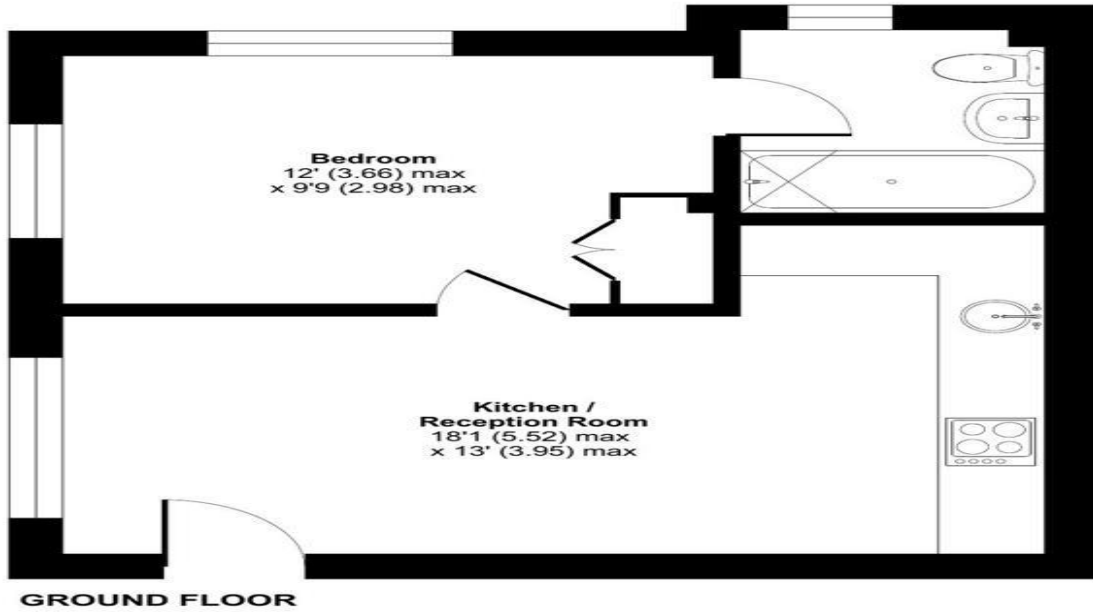
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Alsford Close, Lightwater, Surrey, GU18

Approximate Area = 362 sq ft / 33.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Vickery & Co. REF: 1468159

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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