

Tel: 01932 351986
 Email: info@greenandparry.com



High Road, West Byfleet, KT14 7QS

Offers Around £315,000



END OF CHAIN! Rarely, available 2-bedroom, 2-bathroom, first floor apartment easily accessed via the lift. Purpose built development FOR THE OVER 55's with communal garden and parking. Being one of 24 apartments in this complex this is an extremely homely setting in the very heart of Byfleet Village close to all local village shops and amenities as well as Brooklands Superstores where you can find Tesco and Marks and Spencer offering excellent bus routes. The development itself offers fabulous facilities which include a lounge, guest accommodation, garden, private underground parking. The whole site is accessible by wheelchairs. Regular social events also take place which all are very welcome to attend if desired. Affordable service charges and ground rents (further information available). The apartment itself offers excellent living and accommodation, naturally lit throughout with a homely feel. Spacious light and bright hallway with large window overlooking the communal grounds and access to a walk-in storage cupboard. The sitting room is light and bright, the main feature being the electric fireplace and a Juliette balcony allowing views outside. The kitchen is directly accessed from the sitting room and is a good size well designed with plenty of wall and base units for storage and good preparation space. Integrated appliances include electric hob and oven, double height fridge freezer, washing machine. Master bedroom is a large double room with en-suite including walk in shower, WC, hand-basin, modern heated towel rail and wall mounted mirrored vanity unit. Bedroom two is also a large double bedroom. The main bathroom is large and includes bath, shower, WC, hand-basin, heated towel rail. Electric heating throughout, pull cord smart system and automated entry. Lease at 118 years. **THIS PROPERTY IS A MUST SEE! EARLY VIEWINGS RECOMMENDED!**



Floor Plan

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

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