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High Road, West Byfleet, KT14 7QS

Offers Around £320,000



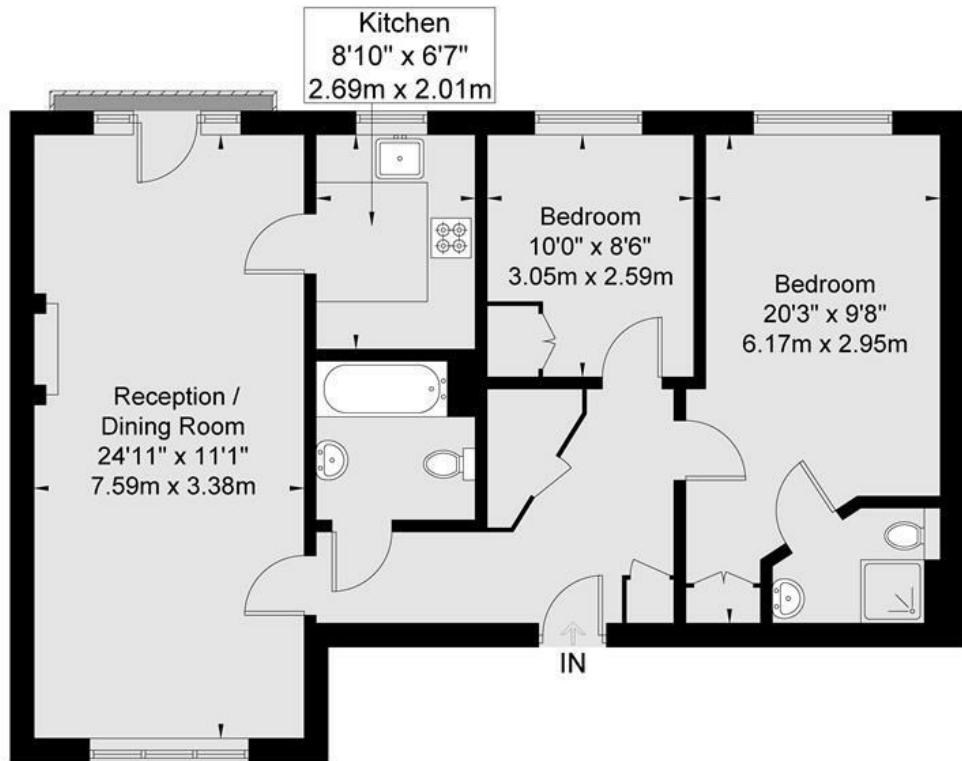
A fantastic opportunity to purchase an immaculate and rarely available 2-bedroom, second floor leasehold apartment within this sought after retirement development for the over 55's. This specific apartment is one of the largest within this development offering excellent living and accommodation space throughout and is easily accessed via the lift or stairs. Laurel Grange is a development of 24 apartments designed to provide an extremely homely setting with communal lounge, guest room available, communal garden, and parking. Access is easy throughout for those who use a wheelchair. Position is key located in the heart of Byfleet Village close to local village shops and amenities also close to Brooklands Superstores where you will find Tesco and Marks and Spencer. Excellent transport links within easy reach. This apartment is light and bright and extremely well maintained and presented with newly fitted carpets throughout and brand-new boiler. The property has a generous size hallway with two large cupboards providing excellent storage. The sitting/dining room is large and benefits from having windows to both aspects, the dining room end of this living space overlooks the communal garden with the Juliette balcony at the other end allowing views out on to the Village, this is a lovely naturally lit space. The kitchen is a generous size offering plenty of wall and base units, integrated appliances include oven, electric hob, and double height fridge freezer and space available for a washing machine. The Master bedroom is a large double room and includes en-suite shower room including walk in shower, WC and hand-basin. Bedroom two is a good size double room with bespoke built in wardrobes. Main bathroom is a generous size including bath, shower, WC and hand-basin. On site Manager, Electric heating throughout, automated entry system and pull cord smart system. A generous sized hallway with large walk-in storage cupboard. THIS IS A MUST SEE! EARLY VIEWINGS RECOMMENDED!



Floor Plan

Laurel Grange

Approx Gross Internal Area
Second Floor = 75 Sq m 807 Sq Ft



Second Floor

Viewmedia @ 2023
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.