



Chertsey



£289,950 LEASEHOLD

Fantastic opportunity to purchase this 2 bedroom ground floor apartment, ideally situated for the Town Centre and amenities, motorway network and the Train Stations Chertsey & Addlestone and benefits from:

*Double glazed * Lounge/dining room *Garden *Parking *Ensuite to the master bedroom *Further family bathroom *no onward chain

The property must be viewed to appreciate the accommodation and location on offer

01932 859898

FREE NO OBLIGATION VALUATION
www.edwardbarclay.net

<u>HALLWAY:</u>	Storage cupboard housing washing machine, with storage.
<u>LOUNGE/ KITCHEN:</u>	23'8'' x 10'5'' Upvc double glazed windows, power points, telecom point, t.v aerial point, modern kitchen units with, built in double oven, integrated fridge, dishwasher, 4 ring hob, door leading to the garden area.
<u>BEDROOM 1:</u>	14'4'' x 1'11''(including depth of wardrobe) Upvc double glazed window, power points, Built in wardrobe with hanging space and storage.
<u>EN SUITE:</u>	Shower cubicle, wash hand basin, toilet, heated towel rail, ceramic tiled floor, part tiled walls.
<u>BEDROOM 2:</u>	10'11'' x 9'(including depth of wardrobe) Upvc double glazed window, power points, Building wardrobe with hanging space and storage.
<u>BATHROOM:</u>	White suite comprising of bath with wall mounted shower and fitted shower screen, wash hand basin, toilet, part tiled walls, heated towel rail.
<u>OUTSIDE:</u>	Communal gardens, parking.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fitments or new carpets etc. These particulars are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.