



## 9, Vanners Parade Brewery Lane, Byfleet, Surrey, KT14 7RZ

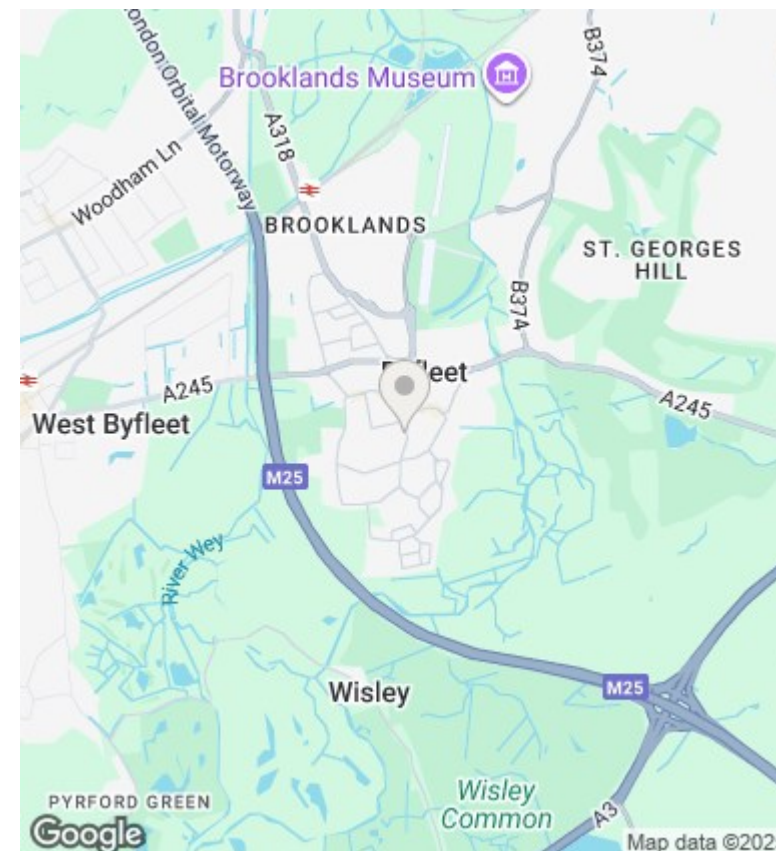
Guide Price £218,000

- Top floor apartment
- Modern Bathroom
- Situated In The Heart Of Byfleet Village
- One Double Bedroom
- Allocated parking space
- Close To Shops And Schools
- Modern Kitchen
- Double Glazed
- Excellent Commuter Links



TOTAL APPROX. FLOOR AREA 389 SQ.FT. (36.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Directions

Byfleet & New Haw Walk south-west towards Byfleet Rd/A318 197 ft Turn left onto Byfleet Rd/A318 Continue to follow A318 0.4 mi Slight right onto Oyster Ln Go through 1 roundabout At the roundabout, take the 1st exit onto High Rd Turn right Destination will be on the left KT14 7RZ, Byfleet,

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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 &amp; Wales</b>	EU Directive 2002/91/EC	