



11 Vanners Parade Brewery Lane, Byfleet, Surrey, KT14 7RZ

Price Guide £264,500

- Two double bedroom modern apartment
- Large sunny lounge
- Well designed kitchen
- Close to Mainline Station to Waterloo, A3 and M25
- En-suite to the master bedroom
- Family bathroom
- Allocated parking space

# 11 Vanners Parade Brewery Lane, Byfleet KT14 7RZ

Situated in a prime location, this property boasts a share of freehold, providing you with a sense of ownership and security. The two double bedrooms offer ample space for relaxation and privacy, while the contemporary design of the apartment ensures a comfortable and stylish living environment.

Built in 2013, this apartment is perfect for those looking for a modern and well-maintained property. Whether you are a first-time buyer, a small family, or someone looking to downsize, this apartment caters to a variety of needs.



Council Tax Band: C



### Location

Situated in a quiet corner of Vanners Parade on the 2nd floor with solid wood panel doors leading to the entrance hall.

### Entrance hall

Carpeted entrance hall with slimline electric panel radiators, white shaker style doors leading to the bedrooms and bathroom.

### Kitchen

Vast amount of matching cream gloss eye and base level cupboards, Formica work top and tiled splash-back. Built in electric hob and oven with extractor fan, space for a tall fridge freezer, washing machine and dishwasher. Double glazed window situated above a stainless steel sink and drainer with chrome mixer taps, heated towel rail and tiled floor.

### Lounge

Light and bright spacious lounge with two double glazed windows with a leafy outlook. Carpet, down lights, electric panel heaters and ample space for a dining table and lounge furniture.

### Master bedroom

Double bedroom with eaves storage and built in wardrobes, double glazed window, slim line panel radiator, carpet and white door leading to the en-suite bathroom.

### En-suite to master

Tiled corner shower enclosure with thermostatic shower, hand basin on a pedestal, low level toilet, down lights, tiled floor and heated towel rail.

### Bedroom two

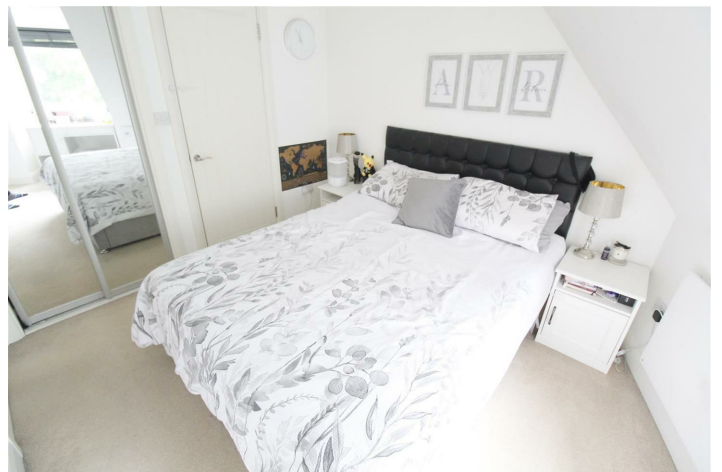
Double bedroom neutrally decorated, built in wardrobe, carpet, double glazed window, down lights and slim line panel radiator.

### Bathroom

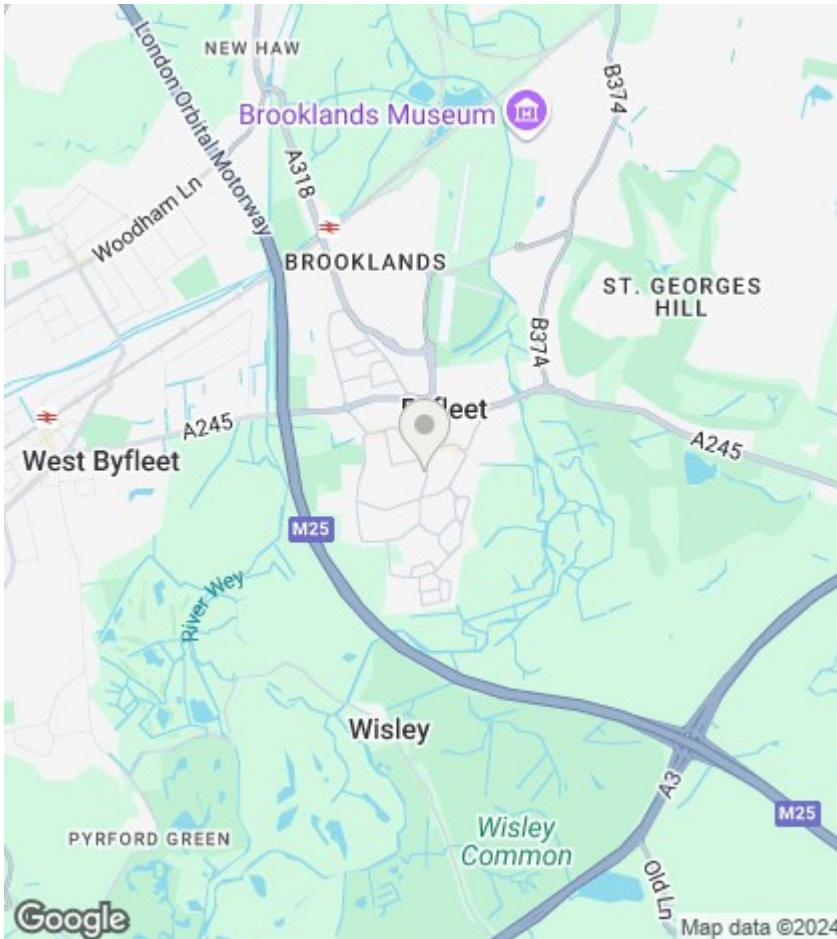
Modern family bathroom with a matching white suite consisting of a low level bath with shower screen and shower attachment, hand basin built in to a vanity unit and continuation of the low level toilet. Large fitted mirror, floor to ceiling tiles, down lights, heated towel rail and tiled floor.

### Share of Freehold

993 years remaining on the lease  
£960 per annum service charge  
£10 per annum ground rent







## Directions

Head east on Parvis Rd/A245 towards Queens Ave  
 At the roundabout, take the 3rd exit onto High Rd  
 At the roundabout, take the 1st exit and stay on High Rd  
 Turn right onto Hopfield Ave  
 Turn left onto Mowbray Ave  
 Slight left Destination will be on the right

## Viewings

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

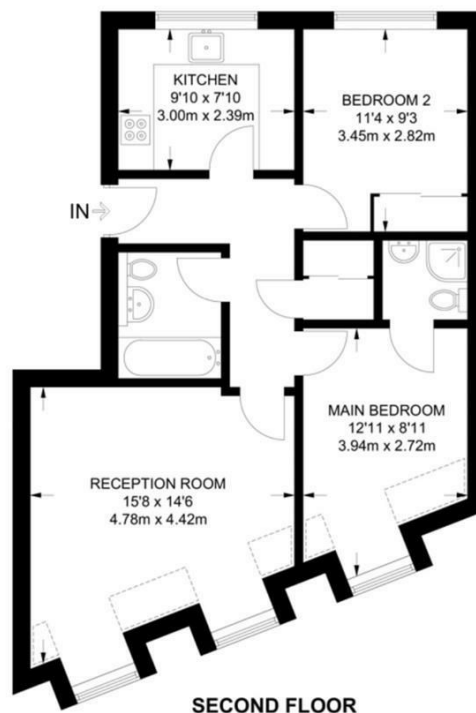
## EPC Rating:

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			
England & Wales		EU Directive 2002/91/EC	

APPROXIMATE FLOOR AREA = 687 SQ FT / 63.8 SQ M  
 INCLUDING LIMITED USE AREA (36 SQ FT / 3.4 SQ M)

= REDUCE HEAD HEIGHT BELOW 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK

