Wingate & Withers
ESTATE AGENTS









Flat 11, Laurel Grange 83 High Road, Byfleet, Surrey, KT14 7QS

Price Guide £335,000

E.P.C Rating B

Leasehold

- Modern Two Bedroom, Two Bathroom
- Built by David Wilson in 2005
- Part time Manager & 24 hour emergency call system
- Underground Car Park, Communal Garden and Residents Lounge
- Recently Renovated throughout this Retirement Apartment for over 55's
- Situated in the heart of Byfleet Village
- Lift to all floors

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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Laurel Grange 83 High Road, Byfleet KT14 7QS

Situated in the heart of Byfleet village, this recently renovated retirement apartment offers a delightful living experience for those aged 55 and over. Built in 2005, the property boasts a modern design and has been thoughtfully updated to meet the needs of contemporary living.

The apartment features two spacious bedrooms, providing ample room for relaxation. With two well-appointed bathrooms. The immaculately presented lounge benefits from an abundance of natural light.

Safety and support are paramount in this community, with a part-time manager on-site and a 24-hour emergency call system in place, offering peace of mind to residents. The excellent community atmosphere fosters a sense of belonging, making it easy to connect with neighbours and partake in village life.

2 2 1 B

Council Tax Band: D







Entrance
Communal entrance into this well maintained development that offers home from home comforts and a friendly welcoming feel from the residents. Secure entry system and corridor to the lift accessing the first floor where this stunning apartment is located with solid wood front door.

Hallway
Spacious hallway with electric panel radiator, smoke alarm, ceiling light, carpet, Caretech alarm, large built in cupboard housing the hot water tank and doors leading to the bathroom, bedrooms and lounge.

Lounge
Light and bright lounge area benefitting from a double glazed window and patio doors with Juliette balcony appreciating the views of the Plough Green. This relaxing room offers ample space for your furniture including sofa, dining table and many more. Carpet, storage heater, two ceiling lights, electric fire with wood surround and doors leading to the kitchen.

Kitchen
Recently refurbished to a high standard with a bespoke German fitted kitchen that has been exceptionally designed to utilise the space efficiently. Vast amount of Cashmere/ mix grey high gloss eye and base level cupboards, Silestone quartz work top and toughened glass splash back. Siemens Integrated appliances including; slimline dishwasher, tall fridge/freezer, washing machine, oven, induction hob and extractor fan. Double glazed window, stainless sink, LVT oak effect flooring and down lights.

Master bedroom
Luxury master bedroom with a wall of built in cashmere matt wardrobes and further cupboards and drawers. Double glazed window over looking the green, carpet, panel radiator, ceiling lights, careline cord, further built in wardrobe and door leading to the en-suite bathroom.

En-suite
Recently refurbished to a high standard with a large corner shower enclosure with Axor shower, LVT oak effect flooring, heated towel rail, low level toilet and corner hand basin built into a vanity unit.

Bedroom two
Designed to create a perfect second bedroom with floor to ceiling Cashmere matt wardrobes, carpet, double glazed window, ceiling light and electric panel radiator.

Bathroom
Contemporary, stylish family bathroom with a low level bath, Axor shower and bi-folding shower screen, floor to ceiling cashmere tiles, Utopia basin built into a vanity unit with mirror cupboard, towel rail, electric heater and downlights.

Underground parking
Secure and gated underground parking, electric points for charging scooters and EV chargers at the front of the property.

Communal areas
Leading off the main hallway is a communal lounge and kitchen which is well attended by the residents for cheese and wine nights, bingo, cards, scrabble and all games. Along with this is the popular coffee morning on a Tuesday and a useful area to celebrate birthdays.

Well maintained and landscaped communal gardens with seasonal flowers for all the residents to enjoy throughout the year, Ample tables and chairs along with a pergola.


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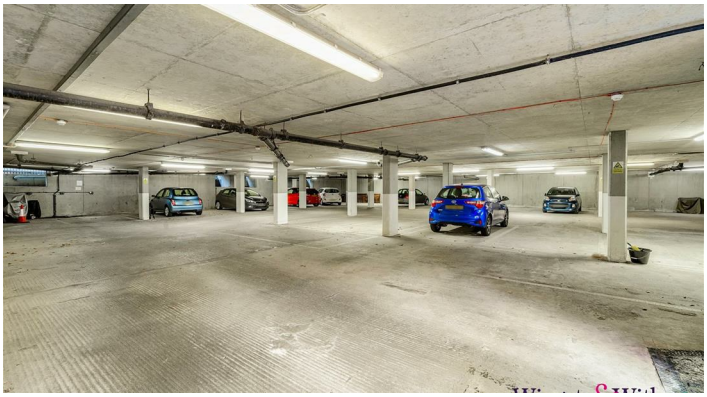

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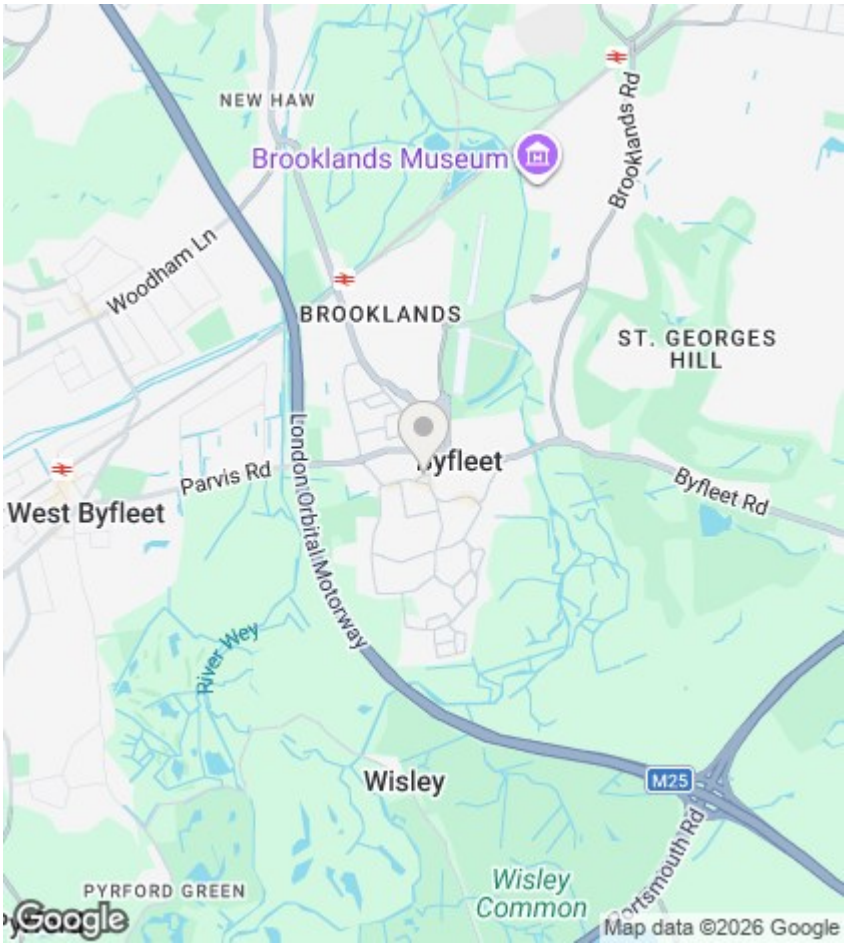












Directions

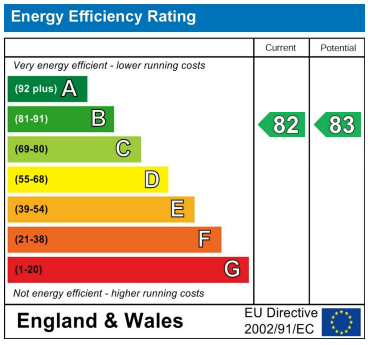
Head toward Queens Avenue. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Lane. Turn right Destination will be on the right. Laurel Grange 83 High Rd, Byfleet, West Byfleet KT14 7QS.

Viewings

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

EPC Rating:

B





Total area: approx. 64.3 sq. metres (692.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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