



68A High Road, Byfleet, KT14 7QL

Offers Over £180,000

- Spacious one bedroom apartment
- No onward chain.
- Great investment opportunity or suitable for first time buyers
- Gas central heating
- New carpets
- 999 Years lease and low outgoings

# 68A High Road, Byfleet KT14 7QL

Larger than average, one double bedroom apartment situated above Wingate and Withers estate agents.

This charming parade of shops is convenient and located in the heart of Byfleet Village.

Easy access to Pure Gym, mainline station, A3 and M25.

Due to most lenders criteria, this is offered to Cash Purchasers or Buy to Let Investors Only.

Current potential rental of 950 PCM



Council Tax Band: B



### Entrance

Own private porch way leading to this spacious apartment with a secluded area for hanging coats cupboard housing the meters, ceiling light and further door to the stairs and landing.

### Porch

Spacious entrance with ample space for coat hooks, welcome mat, separated utilities with its own gas, electric and water meter. Central ceiling light and door leading to the stairs and landing.

### Staircase and landing

Brand new carpet leading to the first floor and landing with a continuation of new carpet. This impressive size landing covers full depth of the property with tall ceilings and loft access. Doors leading to the lounge, bedroom, bathroom and kitchen.

### Kitchen

South facing, light and bright kitchen with a tall fridge freezer, washing machine, gas cooker with four burner hob, extractor fan, vast amount of matching eye and base level cupboards with formica black worktop, tiled splash back, gas boiler, large double glazed window situated above the stainless steel sink and drainer, tiled floor and ceiling light.

### Lounge

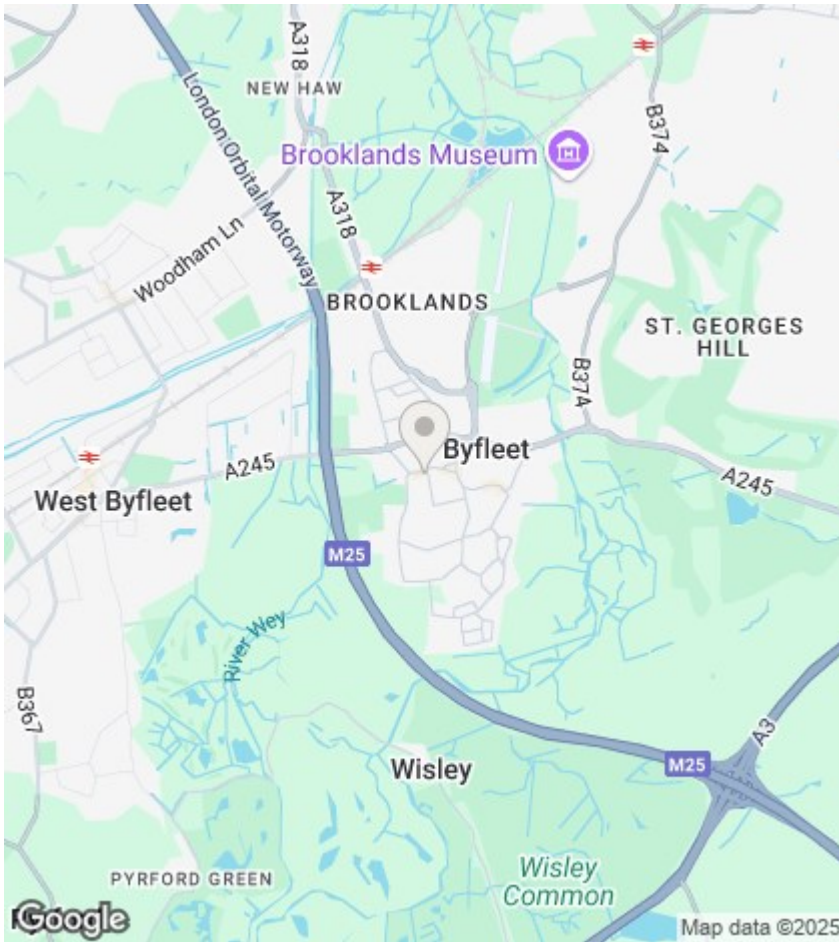
Situated at the front of the property this good size lounge benefits from ample space to have a dining table and a large sofa. Tall ceilings, down lights, radiator, new carpet and large double glazed window providing a light and bright lounge.

### Bedroom

Large double bedroom recently redecorated, down lights, radiator and double glazed window over looking the rear of the property.

### Bathroom

White bathroom suite comprising of a large panel bath and shower attachment with shower screen. Hand basin built in to the vanity unit with low level toilet, tiled floor, chrome heated towel rail and double glazed window with obscured glass.



## Directions

Leading from the Parvis Road onto High Road and located near the Byfleet Village Hall

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR

