Wingate & Withers
ESTATE AGENTS

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

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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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.

2 2 1 C

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.

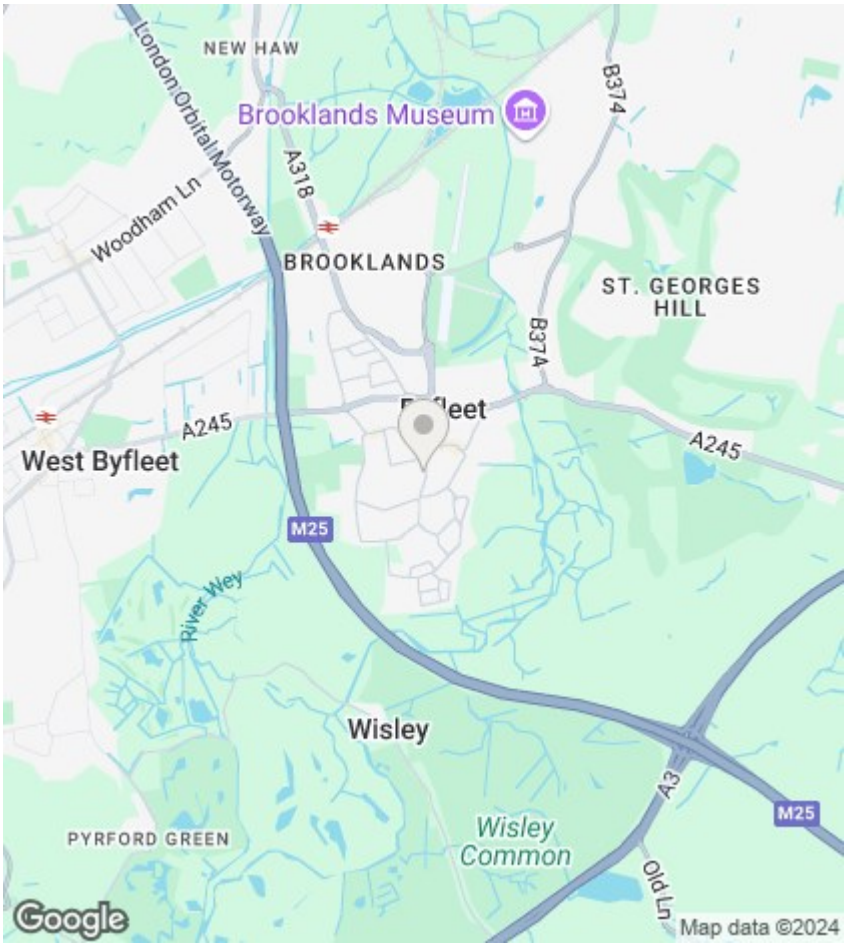
Master bedroom
Double bedroom with eaves storage and built in wardrobes, double glazed window, slim line panel radiator, carpet and white door leading to the en-suite bathroom.

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

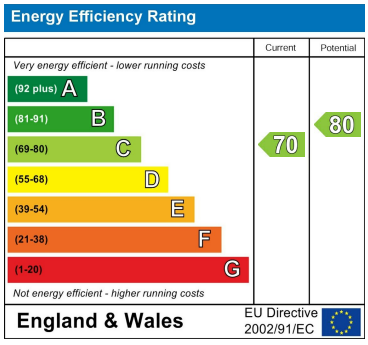
Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd At the roundabout, take the 1st exit and stay on High Rd Turn right onto Hopfield Ave Turn left onto Mowbray Ave Slight left Destination will be on the right

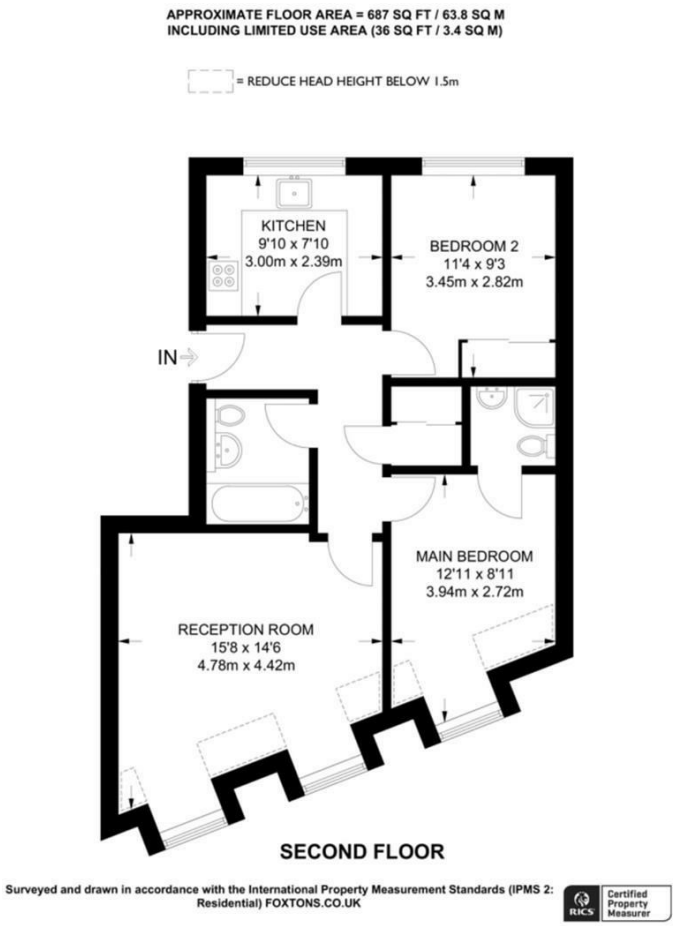
Viewings

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

EPC Rating:

C





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