



7 Ellis Court 44 High Road, Byfleet, Byfleet, Surrey, KT14 7FG

Price Guide £315,000

- Luxury Modern two bedroom apartment
- Master bedroom with en-suite shower room
- Modern Bathroom
- Allocated Parking space
- End of chain
- Large Lounge with balcony
- Contemporary Kitchen with appliances
- First Floor
- Council Tax band C
- Investment opportunity

# 7 Ellis Court 44 High Road, Byfleet KT14 7FG

Welcome to Ellis Court, a charming property located at 44 High Road in the picturesque village of Byfleet. This delightful first-floor apartment boasts two spacious double bedrooms, two bathrooms and modern lounge and kitchen.

One of the highlights of this apartment is the lovely balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the surrounding area. Being at the end of the chain, this property offers a smooth and hassle-free buying process, making it an ideal choice for those looking to move in quickly.

Located in a desirable area, Ellis Court provides easy access to local amenities, schools, and transport links, making it a convenient and sought-after location to call home. Don't miss out on the opportunity to own this wonderful apartment in Byfleet. Contact us today to arrange a viewing and make this property your own.



Council Tax Band: C



### Communal Entrance

Beautiful, sunny apartment on the first floor with a balcony, communal entrance with secure entrance system.

### Entrance Hallway

This luxury entrance welcomes you into the apartment through a well maintained stunning hallway with high specification internal doors leading to:

### Lounge

Amazing sunny lounge that offers additional outside space on the balcony through large double glazed doors, neutral coloured carpets and open plan kitchen.

### Kitchen

Stunning, modern white high gloss kitchen with integrated appliances including washing machine, electric oven and hob, large fridge freezer and ample work top space to prepare meals.

### Master Bedroom

Superb size master bedroom with carpets and double glazed window with rear aspect views, benefiting from a modern en-suite bathroom and double fitted wardrobes.

### Second Bedroom

Large second bedroom neutrally decorated with complimentary carpets.

### Bathroom

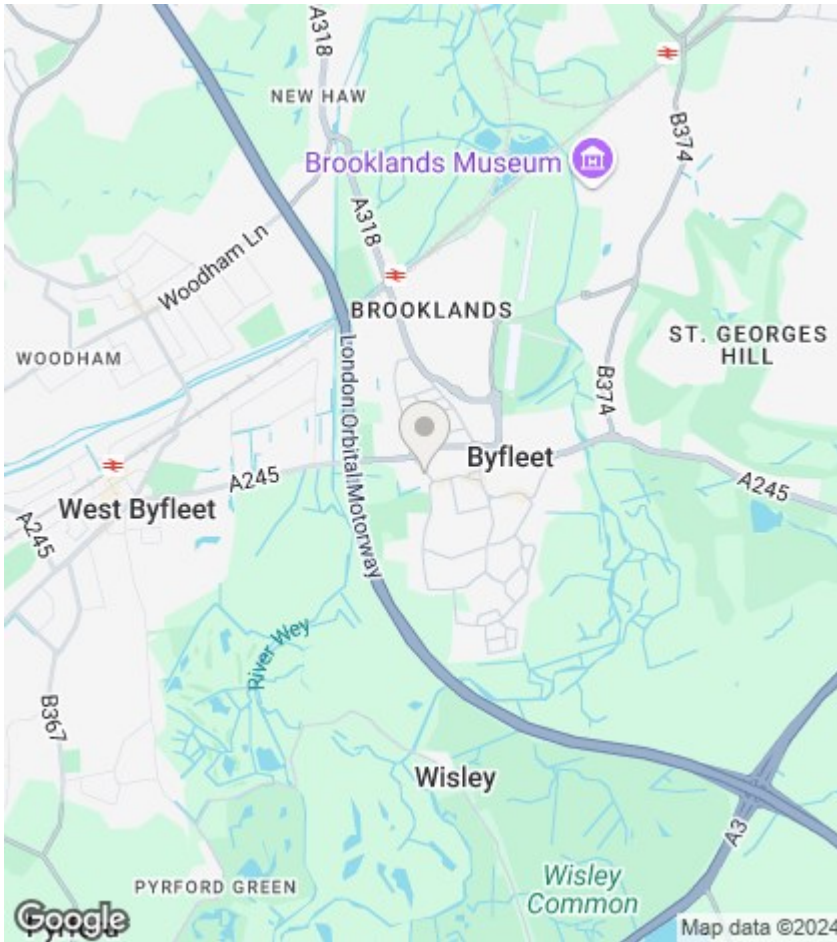
Modern contemporary bathroom with matching white bathroom suite including bath, low level toilet and hand basin.

### Balcony

Large balcony to enjoy the summer evenings

### Allocated Parking

Allocated parking space for one car with additional visitors parking available.



## Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd Destination will be on the right Ellis Court, 44 High Rd, Byfleet, West Byfleet KT14 7FG

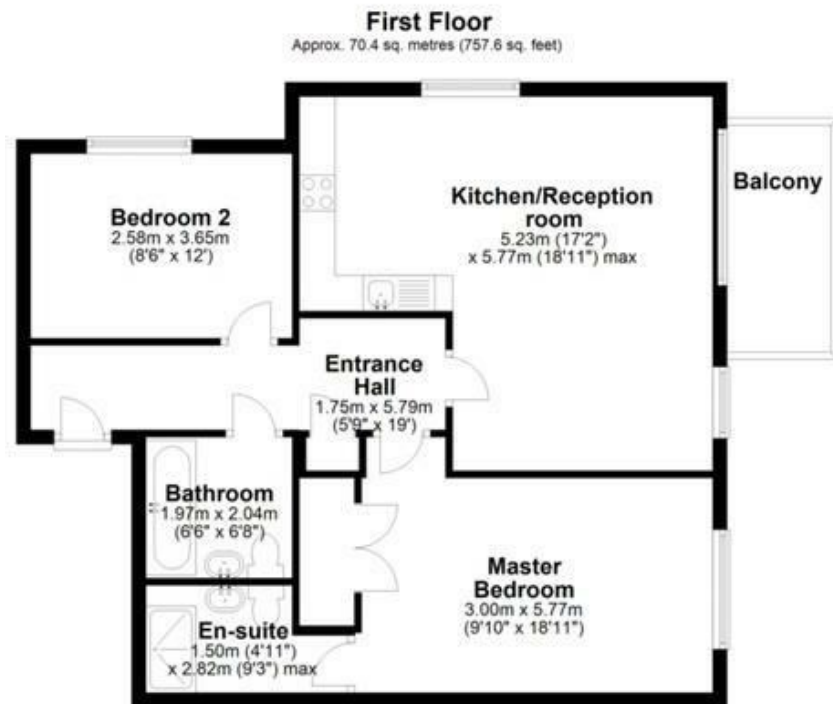
## Viewings

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>		78	79
(69-80) <b>C</b>			
(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	



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. Plan produced using PlanUp.