



## 5 Summer Close, Byfleet, Surrey, KT14 7RY

£1,550 PCM

- Two double bedrooms
- Idyllic setting
- New gas boiler.
- Available immediately
- Luxury apartment with new carpets
- Off street parking for 2 cars
- Gated development



# 5 Summer Close, Byfleet KT14 7RY

Situated in the tranquil development of Summer Close, Byfleet. This delightful first-floor apartment offers a perfect blend of comfort and modern living.

The apartment is situated within a secure gated development, providing peace of mind and a sense of community. One of the standout features of this home is its picturesque views overlooking the nearby wildlife trust land, allowing residents to enjoy the beauty of nature right from their windows.

Inside, the apartment boasts a contemporary kitchen and bathroom, both designed with modern finishes that enhance the overall aesthetic. The open-plan layout of the reception room creates a welcoming atmosphere, perfect for entertaining guests or simply relaxing after a long day.

Available for immediate occupancy, this property presents an excellent opportunity for those looking to settle in a charming area with convenient access to local amenities.



Council Tax Band: C



## INTRODUCTION

Set in the most idyllic location of Byfleet with a private gated entrance and amazing views of the Wildlife Trustland.

Close to shops, buses and train links to London and Waterloo via Byfleet and New Haw Station. Byfleet Village is a family friendly community that offers beautiful rural walks along the River Wey nearby and the Basingstoke Canal. Boating clubs and Horse riding lessons are in the village. Perfect village for families along with great schools of all years. St Marys and Byfleet Primary School are within easy reach, secondary schools are nearby accessed via a school bus.

## ENTRANCE

Situated in a gated development with off street parking for two cars. Private entrance with exposed brick stair case leading to the apartment with a small outside storage cupboard and a UPVC front door leading to the entrance.

New carpet in the entrance hall with neutrally decorated walls and wooden doors leading to all the rooms.

## LIVING ROOM

Large lounge that is open plan to the modern kitchen with neutrally decorated walls, wall and ceiling light, radiator and carpet. Large double glazed window appreciating the views of the Wildlife Trustland.

## KITCHEN

High specification kitchen with modern white gloss eye and base level cupboards, black granite worktop, integrated appliances including dishwasher, washer/dryer and tall fridge freezer. Electric built in oven with gas hob and extractor fan. Large double glazed window with front aspect situated by the stainless steel sink and mixer tap, radiator, wooden shelf and tiled floor.

## MASTER BEDROOM

Double bedroom situated at the rear of the property benefiting from the outstanding views of the Wildlife Trustland, Lovely sunny room that also offers a double built in wardrobe, carpet, central ceiling light and radiator

## SECOND BEDROOM

Further double bedroom with a double glazed window

with front aspect, carpet, mirror wardrobe, radiator and central light.

## BATHROOM

Modern, white bathroom suite comprising of a large panel bath with chrome mixer taps and power shower over bath, shower screen, tiled floor, double glazed velux window, built in low level toilet and floating hand basin, white tiles with mosaic border and vinyl wood effect floor.









### Directions

Head west on Westfield Parade toward Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Continue to follow A318 At the roundabout, take the 2nd exit onto Barnes Wallis Dr/A318 At the roundabout, take the 3rd exit onto Sopwith Dr/A318 At the roundabout, take the 2nd exit onto Parvis Rd/A245 Slight left toward Oyster Ln Turn left onto Oyster Ln At the roundabout, take the 1st exit onto High Rd At the roundabout, take the 2nd exit onto Church Rd Turn left onto Mill Ln Turn

### 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) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |