



Flat 18, 28, Barnes Wallis Court Oyster Lane, Byfleet, Surrey, KT14 7HJ

Price Guide £99,000

- One Double Bedroom Assisted Living Apartment
- Residents lounge, Library & function room
- Car parking & Battery car store
- Video door entry system (linked to TV) Minimum Age 65
- Centrally located in Byfleet Village with Library, Shops, Cafe's and regular buses nearby
- Estate Manager & Assistants (24hr on-site cover)
- Weekly Activities - Bingo-Quiz-Raffle
- Wheelchair accessibility & Laundry room
- Dining room/restaurant & Guest suite

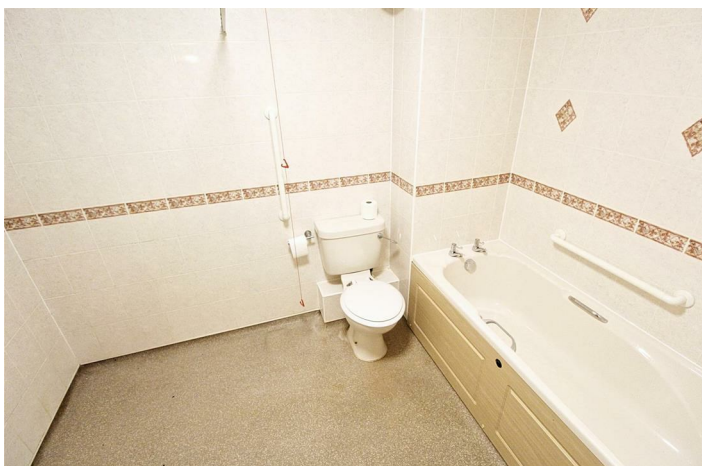
28, Barnes Wallis Court Oyster Lane, Byfleet KT14 7HJ

Situated in an assisted living community for the over 65's, this apartment caters to a comfortable and convenient lifestyle. Residents can enjoy a range of weekly activities, fostering a sense of community and social engagement. Additionally, the on-site restaurant provides a convenient dining option for those days when you prefer not to cook.

Charming one-bedroom apartment located on Oyster Lane in the delightful village of Byfleet. This property, built in 2008, offers a cosy and comfortable living space perfect for those seeking a peaceful retreat.



Council Tax Band: C



Introduction

One bedroom apartment situated on the first floor accessed via a lift.

Barnes Wallis Court is an Assisted Living Development which offers residents the prospect of continued independence in a secure environment. There is a dining room, residents lounge, function room, laundry and guest room. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover.

One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be over the age of 65 years.

Communal entrance

Accessed via the rear of the building is this secure electric motion door entrance with video entry system to your apartment. You are welcomed via a light and bright wide entrance with the Estate managers office located next to the entrance.

Walking towards the apartment you will pass by the ever popular notice board located nearby to the entrance of the coffee room.

Communal reception

Light and airy seating area with double doors leading out onto a patio seating area. The reception room is equipped with a kitchenette ideal for coffees, cakes etc.

Communal dining room

Situated on the ground floor nearby to the kitchen and function room is this well presented, light and airy dining room with an array of large double glazed windows, a large selection of tables and access to the private function room.

Communal function room

Accessed from the hallway and a door from the dining room is this good sized function room ideal for birthday parties.

Access

Wheelchair accessible accommodation and lifts available to all floors.

Entrance hall

Security door entry system and emergency intercom. Illuminated light switch, ceiling light and emergency pull cord.

Reception room

Light and bright with double glazed windows overlooking the communal gardens.

Light switch, electric heater, waist level power points, TV aerial point, telephone socket, ceiling light, emergency pull cord and coved ceiling. Two ceiling lights and double white doors with obscured glass leading to the kitchen.

Kitchen

Superbly presented, light and bright kitchen with double glazed window, tiled splash back with a range of eye and base level cupboards.

Stainless steel sink with single drainer and easy-grip lever mixer tap. Work tops. Built-in eye level electric oven, hob and overhead extractor hood. Integrated under counter fridge and freezer, ceiling light, fan heater and emergency pull cord.

Bedroom

Spacious and sunny large double bedroom with built in double wardrobes, carpets, electric radiator, pull cord, ample electrical sockets and central light.

Bathroom

Larger than average bathroom benefitting from a wet room with thermostatic shower, panel bath with chrome taps, low level toilet and hand basin into a vanity unit, mirror cupboard, heated towel rail and central ceiling light.

Airing/Storage cupboard

Airing cupboard with hot water tank, immersion heater, storage space, shelving and electric meter.

Communal garden/patio

Beautifully maintained and presented garden, patio seating area, pergola seating area and wrap-a-round lawn giving Barnes Wallis Court a lovely green outlook.

This colourful garden and approach to B.W.C is one to view to fully appreciate. An annual BBQ in the garden is hosted in July, which sounds like a lot of

fun and enjoyment for all the staff and residents alike.

Communal facilities

Library/reading room

Beautifully maintained and presented garden, patio seating area, pergola seating area and wrap-a-round lawn giving Barnes Wallis Court a lovely green outlook.

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Guest suite

Available at an extra cost is this double bedroom guest suite is furnished with its own bathroom, two single beds and reception room.

Notice board

Great place to see what's happening in Barnes Wallis Court, located near to the entrance and reception room.

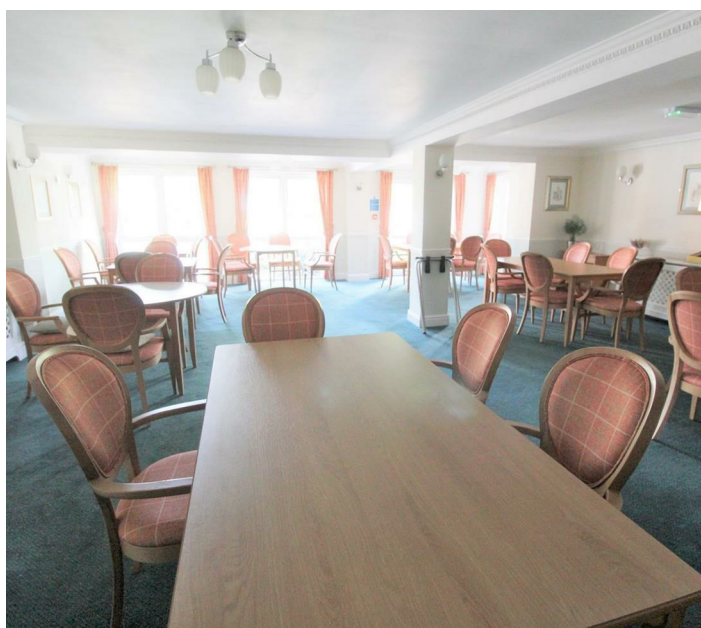
Byfleet village

A great Village with everything on its doorstep, whether it is walks or amenities Byfleet has it all. The village green is adjacent and surrounded by shops, eateries, barbers, chemists etc.

Nearby to BWC is another parade of shops, two pubs, a library, Village hall where they offer aerobics, Zumba and gym classes.

Local services

The local chemist and Co-op have delivered food and prescriptions in the past. A great bus service to Brooklands, Marks and Spencer, Tesco, Brooklands Museum is running daily from the bust stop close to B.W.C







Directions

Parvis Road, Byfleet Head east on Parvis Road/A245 towards Queens Avenue. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Lane. Destination will be on the right. Barnes Wallis Court, 28 Oyster Ln, Byfleet, West Byfleet KT14 7HJ.

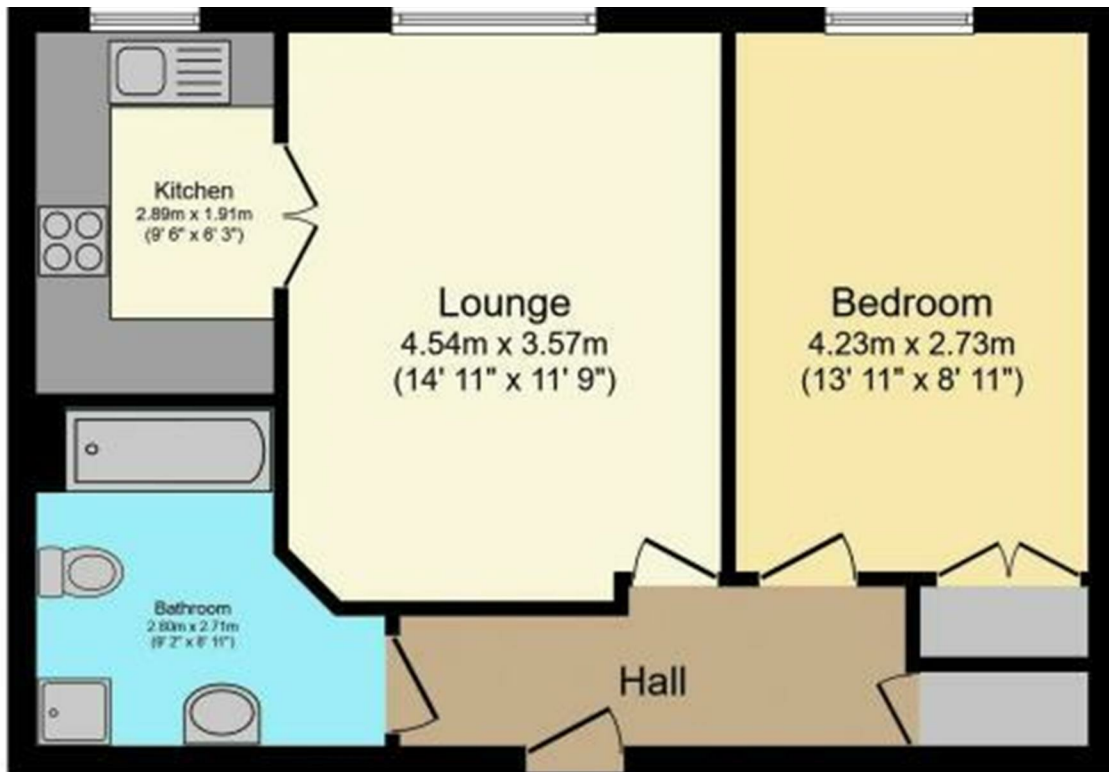
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(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	



Total floor area 47.9 m² (516 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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