



2 High court, 135 High Road, Byfleet, Surrey, KT14 7RX

£1,650 Per Month

- Two double bedroom ground floor apartment
- Parking space and visitors parking
- Available now
- Gas central heating
- Modern throughout

# 135 High Road, Byfleet KT14 7RX

Two bedroom ground floor apartment with en-suite to master, large sunny lounge, family bathroom and well designed kitchen.



Council Tax Band: C





## INTRODUCTION

High Court was built in 2003 to a high standard with modern furnishings including bathroom, en-suite to master bedroom, kitchen and laminate floor through the lounge and hallway.

This apartment is situated at the rear of the development with views of the quiet communal gardens. Byfleet Village is a great commuter area with the mainline train station close by and A3.

## COMMUNAL HALLWAY

Neutrally decorated communal hallway with a secure entry system, carpet, selection of mail boxes on the ground floor, door leading to the area with two apartments and rear access to the communal gardens.

## HALLWAY

Modern impressive entrance hall to this apartment with down lights, smoke detector, radiator and ample space for shoe cupboards etc.

Large double door storage cupboard housing a mega flow system to provide good water pressure, ample space to store tall items i.e ironing board, Hoover etc. Also housing the fuse box.

## LOUNGE /KITCHEN

Modern lounge that is light and bright and immaculately presented, double glazed bay window with views of the communal garden and with modern fitted shutter blinds, laminate wood flooring, two central lights, television aerials, breakfast bar to the kitchen

## KITCHEN/LOUNGE

Spacious, socialable kitchen with a breakfast bar divide between both rooms yet offering a modern touch proving an abundance of light through the double glazed bay window and a further side aspect window.

Matching eye and base level cupboards, tiled splash back, four burner gas hob, electric oven and extractor fan. Washing machine and integrated dishwasher and tall fridge/freezer. Stainless steel bowl and 1/2 drainer situated below a double glazed window.

## MASTER BEDROOM

Fantastic size master bedroom benefitting from a lovely en-suite and situated in the quietest location of High Court at the rear of the property. Double glazed window over looking the secluded communal rear garden. Decorated in modern colours, carpet, television aerial and door leading to the en-suite bathroom.

## EN-SUITE TO MASTER

Modern en-suite comprising of a shower cubicle, low level toilet and built in hand basin with chrome mixer taps, extractor fan, white heated towel rail, tiled floor, shaving point, mirror and bathroom wall light.

## SECOND BEDROOM

Double bedroom situated at the rear of the development overlooking the gardens, carpets, central ceiling light, ample electrical sockets, television aerial and radiator.

## BATHROOM

Modern, luxury bathroom with a white bathroom suite comprising of a panelled bath with thermostatic shower attachment, tiled enclosure with a shower screen, low level toilet and built in hand basin. Extractor fan, heated towel rail, tiled floor, walls part tiled with decorative border

## COMMUNAL GARDEN

Lovely relaxing and quiet area to relax outside with a communal garden with a side access gate, seasonal flower border and lawn area

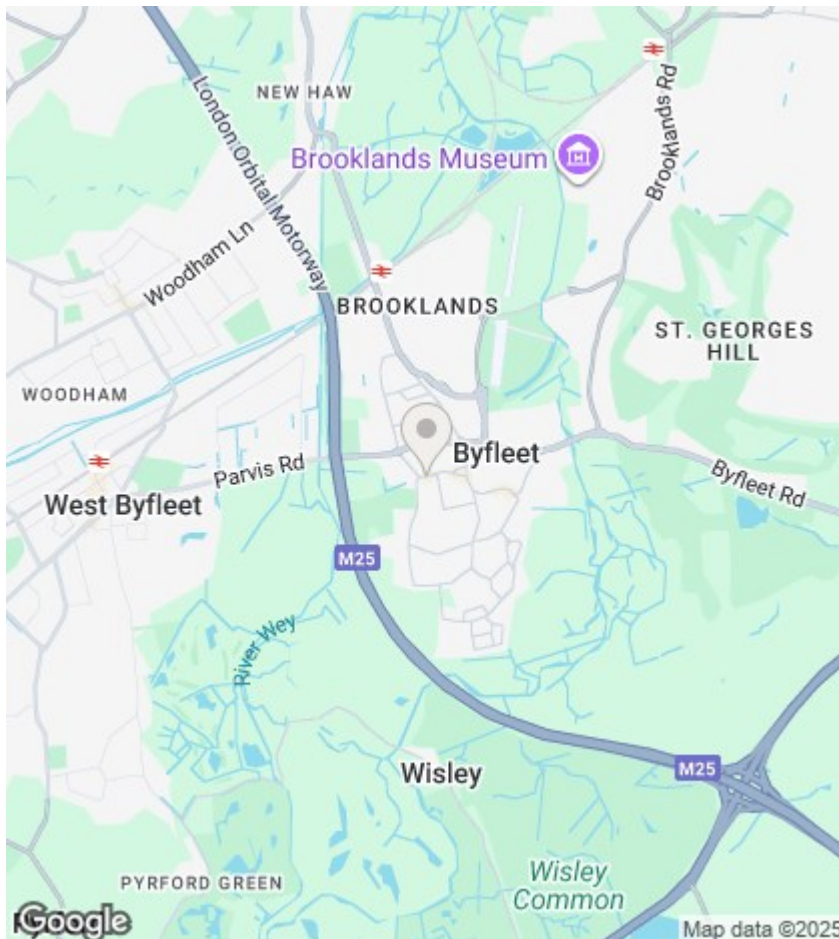
## PARKING

One parking space for the properties with visitor's parking bays available.









## Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Ln. At the roundabout, take the 1st exit onto High Rd. High Court, 135 High Rd, Byfleet, KT14 7RX.

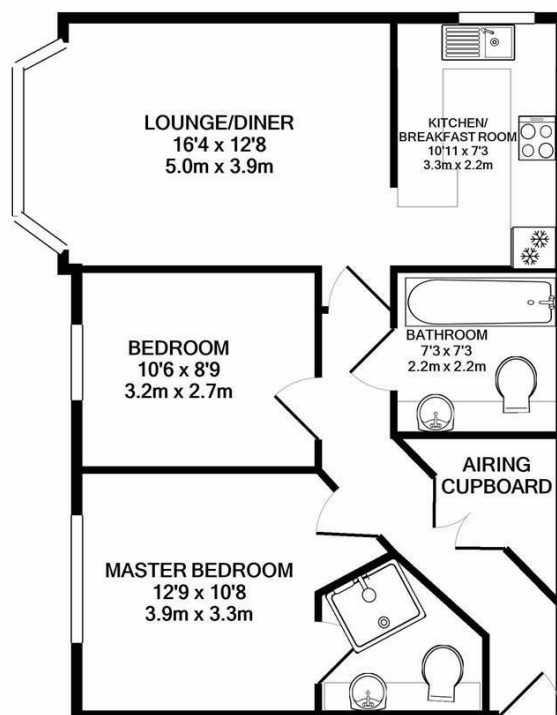
## Viewings

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                                   | 80      | 81                      |
| (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 APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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