



{ PYRCROFT ROAD CHERTSEY KT16
£1,295 PER MONTH AVAILABLE 07/11/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Pyncroft Road Chertsey KT16

£1,295 Per Month
Furnished

 1 Bedroom
 1 Bathroom
 1 Reception

Features

- Dedicated building manager, - Can be furnished at an extra cost, - Private parking at an extra cost, - Excellent transport links, - A Stone throw away from the town centre, - Close to local schools/hospitals, - Council Tax C

Council Tax

Council Tax Band C

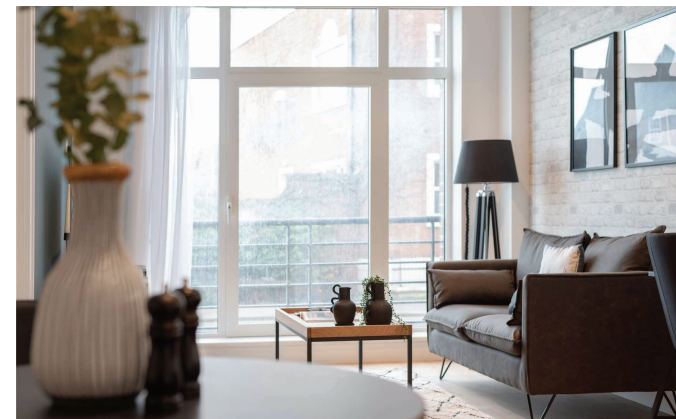
Hamptons
6 Broomhall Buildings
Sunningdale, SL5 0DU
01344 873081
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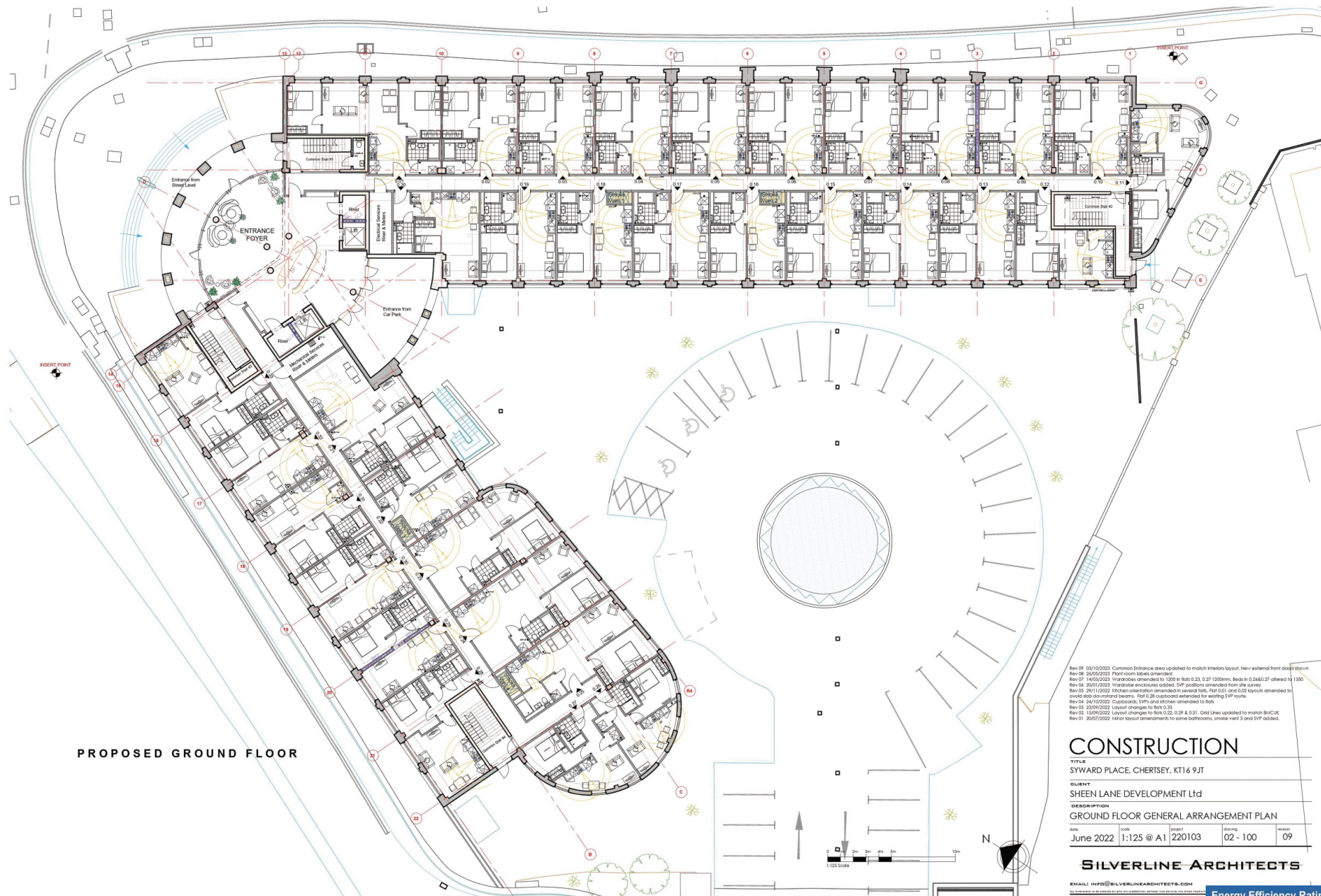
The Property

Introducing Syward Place – an extraordinary assemblage of contemporary apartments. Select from studios, one, two, and three-bedroom apartments, all situated in the town's centre. Mere moments from Chertsey station, offering swift access to London Waterloo in less than an hour. Additionally, a quick 20-minute car ride to Heathrow Airport makes it an ideal location for both work and leisure trips. Crafted with meticulous attention to detail and a focus on refined design and comfortable living. Furthermore, private parking and the presence of a dedicated Care Manager ensures a smooth transition, exemplifying Sheen Lane's unwavering dedication to exceptional design and service. Parking: £75 extra. *These photographs & floorplans demonstrate the layout & finish of an apartment within the development. The sizes, prices, layouts & finishes of each flat vary.

Location

Chertsey, a town graced with serene landscapes and rich heritage, holds a distinct allure, especially for its proximity to the exhilarating Thorpe Park. Nestled within Surrey's embrace, Chertsey presents a picturesque backdrop for those seeking the perfect blend of cultural heritage and modern entertainment. While its inviting town centre beckons with independent shops, boutiques, and popular brands, the nearby presence of Thorpe Park adds an exciting dimension to the town's offerings, catering to the desires of adventure enthusiasts and those seeking unforgettable moments of excitement.





PROPOSED GROUND FLOOR

Rev 09 20/10/2023 Common Entrance area updated to match intention layout, New external front door shown
 Rev 08 24/05/2023 Part room ideas amended
 Rev 07 14/03/2023 Wardrobes amended to 1200 in Rats 0.23, 0.27 (200mm), Bed in 0.24&0.27 altered to 1300
 Rev 06 26/01/2023 Wardrobe enclosures added, TVF positions amended from the survey
 Rev 05 29/11/2022 Kitchen orientation amended in several flats, Flat 0.01 and 0.02 layouts amended to avoid side-downward beams, Flat 0.08 cupboard extended for existing TVF route
 Rev 04 24/10/2022 Cupboards, TVF and kitchen amended to flats
 Rev 03 24/09/2022 Layout changes to flats 0.33
 Rev 02 15/09/2022 Layout changes to flats 0.22, 0.29 & 0.31 - Old Lines updated to match BAC/CAR
 Rev 01 26/07/2022 Initial layout amendments to some bedrooms, ensuite ward & area TVF added

CONSTRUCTION

TITLE
 SYWARD PLACE, CHERTSEY, KT16 9JT

CLIENT
 SHEEN LANE DEVELOPMENT Ltd

DESCRIPTION
 GROUND FLOOR GENERAL ARRANGEMENT PLAN

DATE
 June 2022

SCALE
 1:125 @ A1

PROJECT
 220103

DRAWING
 02 - 100

REVISION
 09

SILVERLINE ARCHITECTS

EMAIL: info@silverlinearchitects.com

FOR INFORMATION TO BE PROVIDED BY THE CLIENT AND APPROVED BY THE ARCHITECT FOR DESIGN AND OTHER REASONS

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not energy efficient - higher running costs	G		
		74	74
England & Wales		EU Directive 2002/91/EC	

Awaiting Photograph

Awaiting Photograph

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Awaiting Photograph