



{ 40-48 PYCROFT ROAD CHERTSEY KT16  
£1,295 PER MONTH AVAILABLE 12/12/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS }

40-48 Pycroft 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 TBC

## Council Tax

Council tax band not specified

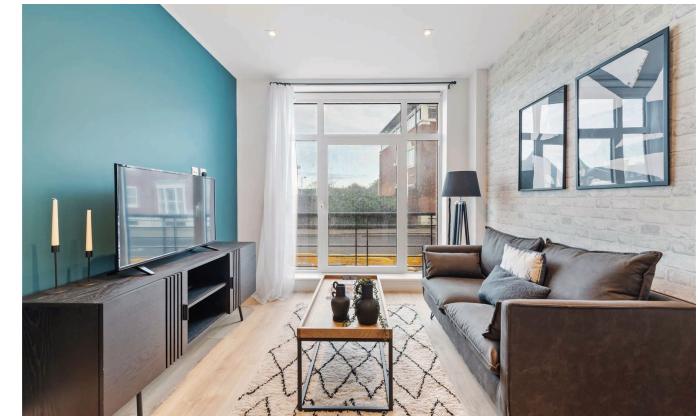
Hamptons  
11-13 Queen Street  
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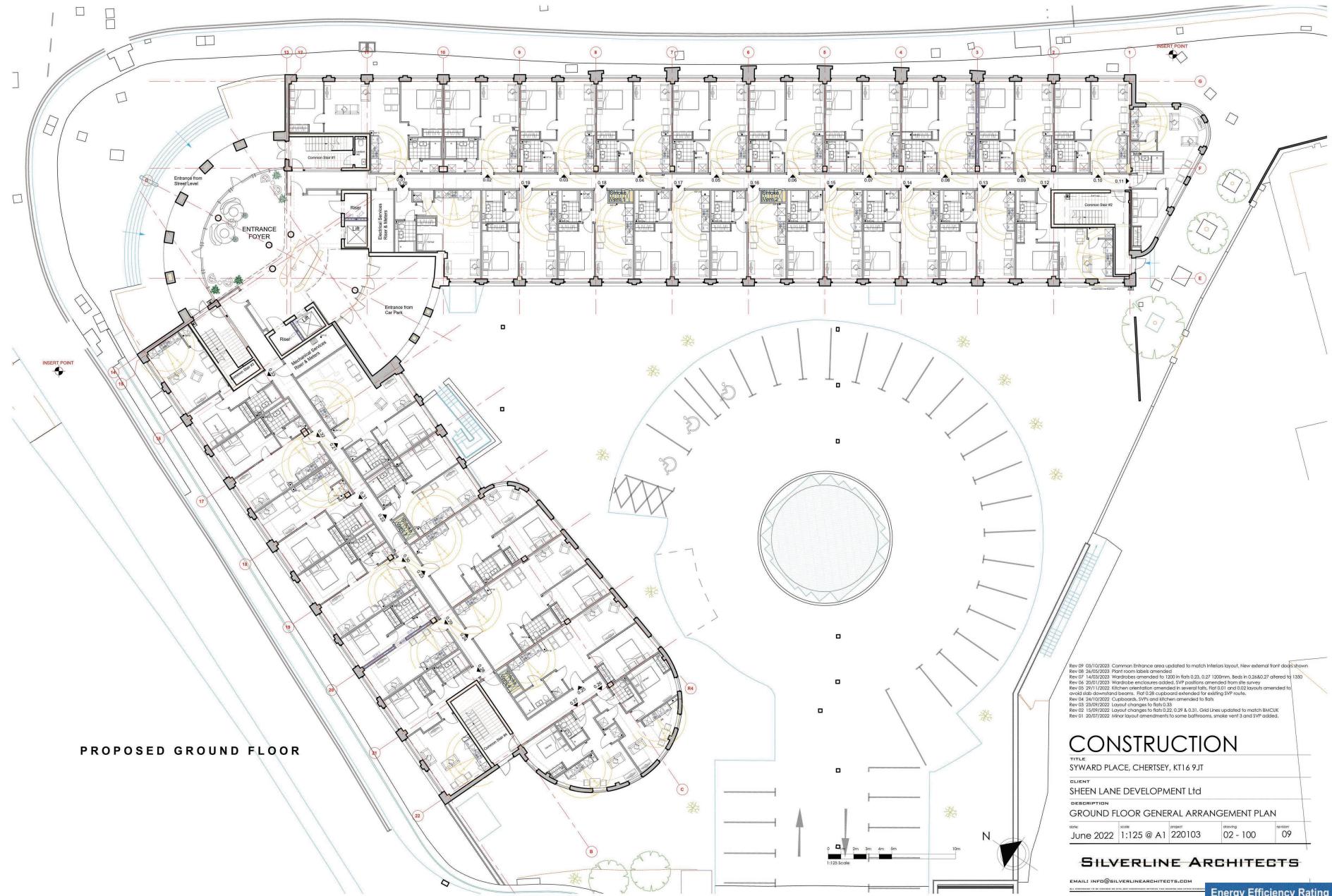
## The Property

Introducing Syward Place – an extraordinary ensemble 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. \*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.





### For Clarification

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.

## CONSTRUCTION

**TITLE**  
SYWARD PLACE, GUERNSEY, GY1 6 QT

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**CLIENT**

## SHEEN LANE DEVELOPMENT LTD

## GROUND FLOOR GENERAL ARRANGEMENT PLAN

June 2022 1:125 @ A1 220103 02 - 100

#### **EVERLINE ASSOCIATES**

THEORY AND PRACTICE

SILVERLINE ARCHITECTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82-100) A		
(68-81) B		
(55-67) C		
(42-54) D		
(29-41) E		
(16-28) F		
(1-15) G		
Not energy efficient - higher running costs		

76

76

EU Directive 2010/31/EU

England & Wales



Awaiting Photograph

Awaiting Photograph