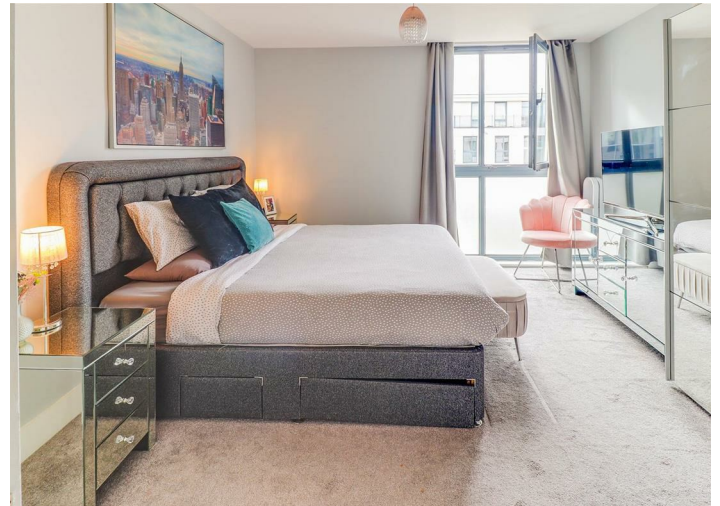


22 Guildford Street
Charles House
Chertsey
KT16 9GT





22 Guildford Street

£230,000

Set around the central courtyard, the green space outside Charles House is at the heart of the Phoenix development and plaza – here the enclosed space has been transformed with beautiful planting and seating - helping to bring the community together, be well-connected and enjoy every moment outdoors - for our health and well-being it can work wonders.

Inside and you will find No.22 on the first floor. A surprisingly spacious apartment with high ceilings and large windows providing plenty of natural light into this free-flowing, well-planned space throughout the living/dining areas which open into the well-designed kitchen. Stylishly presented and with a luxurious feel, the double bedroom and bathroom offer a serene sanctuary - this home is comfortable and will allow easy relaxation at the

end of a busy day.

It is easy to forget sometimes that a whole world really does exist outside your window... with views of the private courtyard and just moments away from all amenities such as the centre of the town of Chertsey with its historic museum and immediate access to the motorway network and train station. Enjoy fantastic walks, cycling and running routes along the banks of the river Thames – or relax and simply watch the boats pass by.

In addition to the communal grounds, Charles House with its lovely community feel benefits from a secure entry phone system, safety lighting and a wide allocated parking space in the gated enclosed car park with access out onto the street.

Local Authority
Runnymede Borough Council

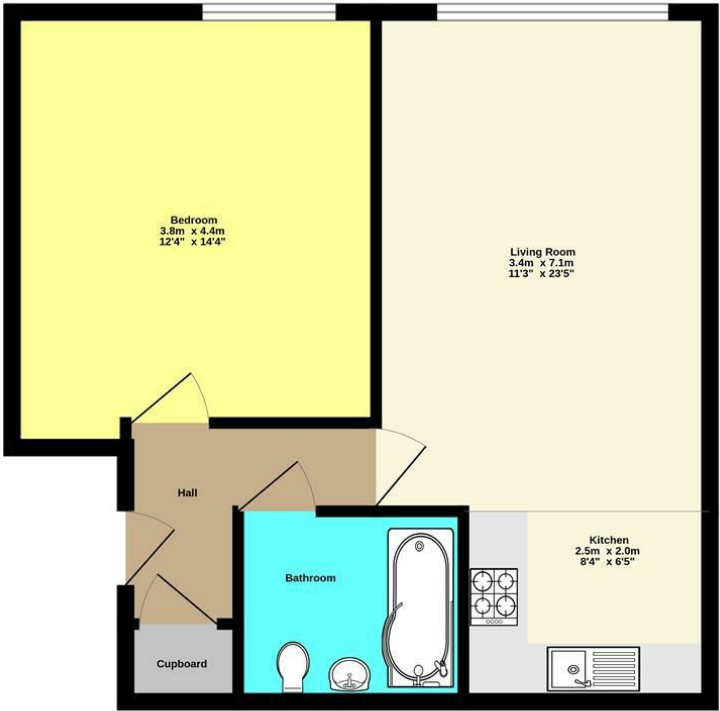
Council Tax Band
C

Directions

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



First Floor Apartment
48.0 sq.m. (516 sq.ft.) approx.

Marketed By mint homes Ltd

TOTAL FLOOR AREA : 48.0 sq.m. (516 sq.ft.) approx.

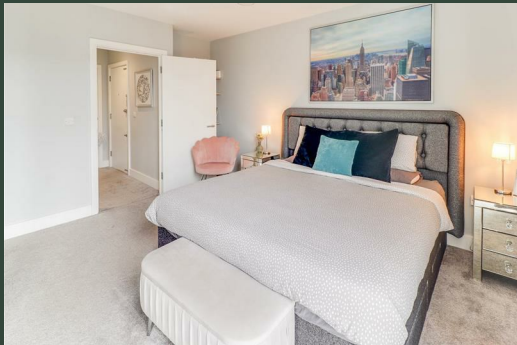
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