



# Richard State

*Independent Estate Agents*

**Birchwood Road, West Byfleet Guide price £300,000**

**A commuters dream! A good size two bedroom first floor maisonette situated just a stones throw from West Byfleet mainline station and featuring a good size private rear garden with vehicle hardstanding accessed via double gates creating possible parking for several cars. The property has a long lease and low outgoings and is currently let for £1,400 pcm making it an ideal buy-to-let opportunity as well as a great first purchase. The apartment benefits from gas central heating, replacement double glazing and access to a large loft space whilst the living room has attractive woodblock flooring and a fireplace.**

**VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED**



- **Large private garden with gated access to a driveway**
- **Moments from West Byfleet mainline station**
- **146 Year lease and no ground rent**
- **Gas central heating and replacement double glazing**
- **Access to a large loft**
- **Currently let for £1,400 pcm**
- **Attractive woodblock flooring**
- **No onward chain**

**The accommodation comprises (please see attached floor plan);**

**EXTERNAL STAIRCASE TO FIRST FLOOR: Walkway, front door**

**LIVING ROOM: Woodblock flooring, fireplace, double glazed window, radiator**

**KITCHEN: Natural wood wall and base units with sink, integrated oven, hob and extractor hood, plumbing for dishwasher and washing machine, recess for fridge freezer**

**LOBBY: Cupboard with combination boiler**

**BEDROOM ONE: Double glazed window, radiator**

**BEDROOM TWO: Woodblock flooring, double glazed window, radiator**

**BATHROOM: White suite comprising corner bath with shower unit, w.c., hand basin in vanity unit, tiled walls, ladder radiator, double glazed window**

**OUTSIDE:**

**GARDEN: The property has a large private rear garden (in need of attention) with a set of double gates leading to a driveway with there being potential to park a number of vehicles. To the front of the property there are a number of parking bays and unrestricted on road parking**

**LEASE: 146 Years**

**GROUND RENT: Nil**

**MAINTENANCE CHARGE: 1/12th Of overall costs**

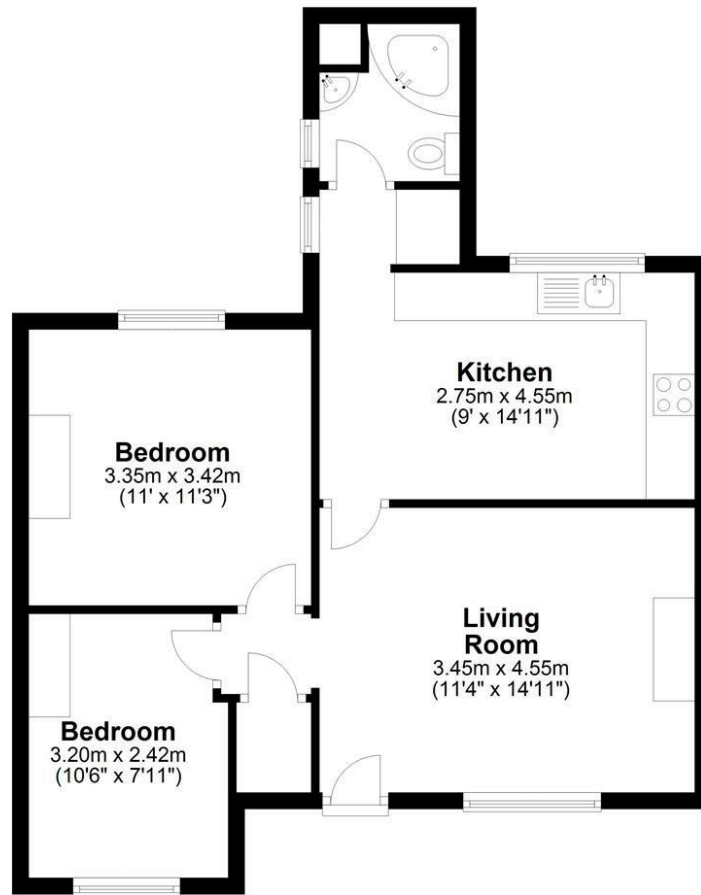
**EPC RATING: D**

**COUNCIL TAX BAND: C**



## First Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 sq. feet)

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	
67	77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**For an appointment to view please telephone 01932 354111**

**(a) The particulars are produced in good faith as a general guide only and do not constitute any part of a contract**

**(b) No person in the employment of Richard State Independent Estate Agents has any authority to give any representation or warranty whatever in relation to this property**

**(c) No appliances have been tested**