



Richard State

Independent Estate Agents

9 Orchard Dene Madeira Road, West Byfleet, Surrey, KT14 6BH **£275,000**

A spacious, much improved and well presented two bedroom two bath/shower room first floor apartment enjoying a prime position within this attractive, well maintained and sought after development for those aged 55 and over and featuring a good size private southerly aspect balcony overlooking the delightful landscaped communal rear gardens. The apartment, which benefits from an extended lease with 105 years remaining, is perfectly located in the heart of West Byfleet village, moments from the health centre, Waitrose, the mainline station to Waterloo and a variety of shops and restaurants. Orchard Dene features access by both lift and stairs, a 24 hour care line, security entry phone and plenty of parking spaces for residents and visitors while the apartment itself has a modern fitted kitchen with appliances and a large serving hatch, a generous master bedroom with an ensuite shower room and a spacious living/dining room with a door to the balcony.
OFFERED FOR SALE WITH NO ONWARD CHAIN



- Popular development for the over 55's enjoying an ultra convenient location
- Master bedroom with an ensuite shower room
- Spacious living/dining room with a private southerly aspect balcony overlooking delightful landscaped gardens
- Good size modern fitted kitchen with appliances included
- Well maintained communal areas with a lift and stairs
- 24 Hour care line
- Extended lease with 105 years remaining
- Plenty of parking spaces for residents and visitors
- No onward chain



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The accommodation comprises (please see attached floor plan):

COMMUNAL RECEPTION HALL: Entryphone system, lift and stairs access to:

FIRST FLOOR LANDING: Front door to:

ENTRANCE HALL: Airing cupboard, entryphone

LIVING/DINING ROOM: Decorative fireplace with electric fire, large serving hatch, electric heater, double glazed windows, double glazed door to balcony

KITCHEN: Stainless steel sink in a modern range of white wall and base units with underlighting, integrated oven, hob, extractor hood, fridge and freezer, dishwasher, washing machine, downlighters

BEDROOM ONE: Two built in wardrobes, two double glazed windows, electric heater

EN SUITE SHOWER ROOM: Modern white suite comprising tiled shower enclosure, w.c., hand basin, light with shaver point, electric heater

BEDROOM TWO: Double glazed window overlooking balcony

BATHROOM: A spacious bathroom with a modern white suite comprising bath, w.c., hand basin, light with shaver point, storage cupboard, electric heater

OUTSIDE:

GARDENS: Attractive well maintained landscaped communal gardens with seating

PARKING: There are a number of covered residents parking spaces and a car park for visitors and residents

LEASE: 139 Years from 1990 so 105 years remaining

GROUND RENT: £150 Per year

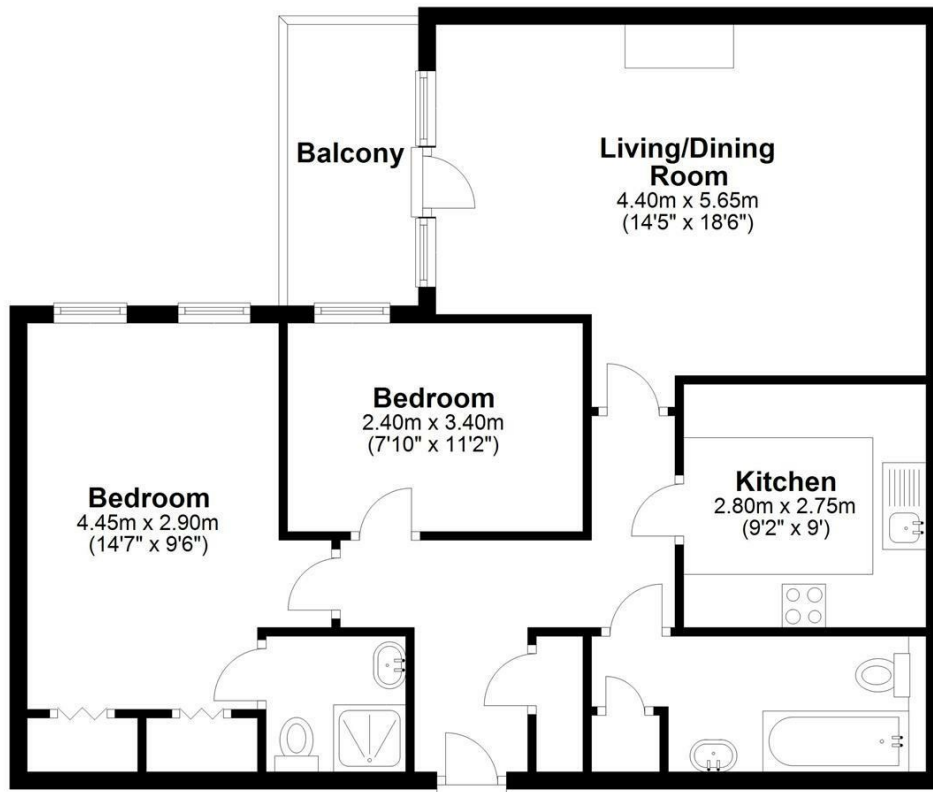
SERVICE CHARGE: £3632 Per year

EPC RATING: C **COUNCIL TAX BAND:** E



First Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 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		
England & Wales	82	85
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



For an appointment to view please telephone 01932 354111

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