

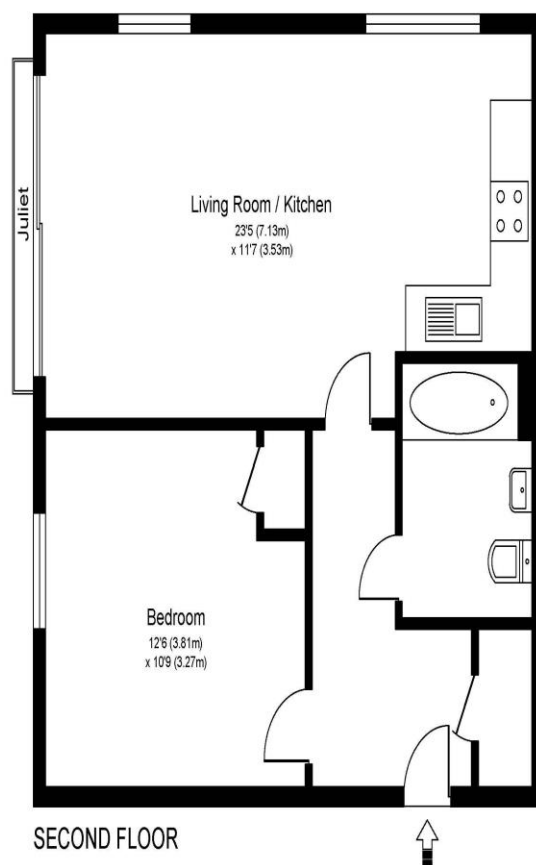


**19 Liberty House Guildford Street Chertsey Surrey KT16 9GU**

**£210,000**



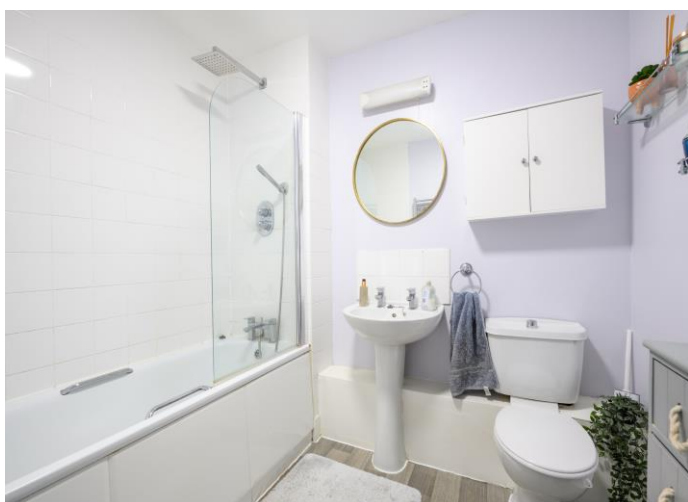
## LIBERTY HOUSE, CHERTSEY, KT16



Approximate Gross Internal Floor Area: 49 m sq / 530 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A superb one-bedroom flat set on the 2nd floor of this modern development, within close distance of both Chertsey train station and the high street shops and restaurants. The flat has been well maintained by the current owners and presents really well throughout. It's incredibly light and airy, and benefits from a dual aspect living room and kitchen with space for both lounge and dining areas, plus there is a Juliet style balcony. The bedroom is a good-sized double with a fitted cupboard, and the bathroom has a modern white suite with shower over bath. There is cupboard in the hallway which is a great storage solution. The block has a secure entry system and you also have access to the communal grounds. You are moments from Chertsey mainline station which can get you to London Waterloo in under 40 minutes with 1 change at Weybridge, or you can take a slightly longer direct train. You are close to the high street which has an Aldi, Sainsburys, Post Office and a Costa Coffee amongst other local shops and eateries. There are some superb pubs like The Kingfisher, The Bridge Hotel, The Crown and The Golden Grove. You are on the doorstep of the M25 junction 11 which gives quick access to the A3 and M3, plus Heathrow and Gatwick Airports. There are beautiful places to walk locally which include St Anns Hill, Abbey Fields, The Meads and Virginia Water Lake, plus you are incredibly close to St Peters Hospital and Thorpe Park. A great choice for either first time buyers or investors, and offered for sale with no onward chain. EPC Rating C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.