

32, Station Approach, West Byfleet, Surrey, KT14 6NF

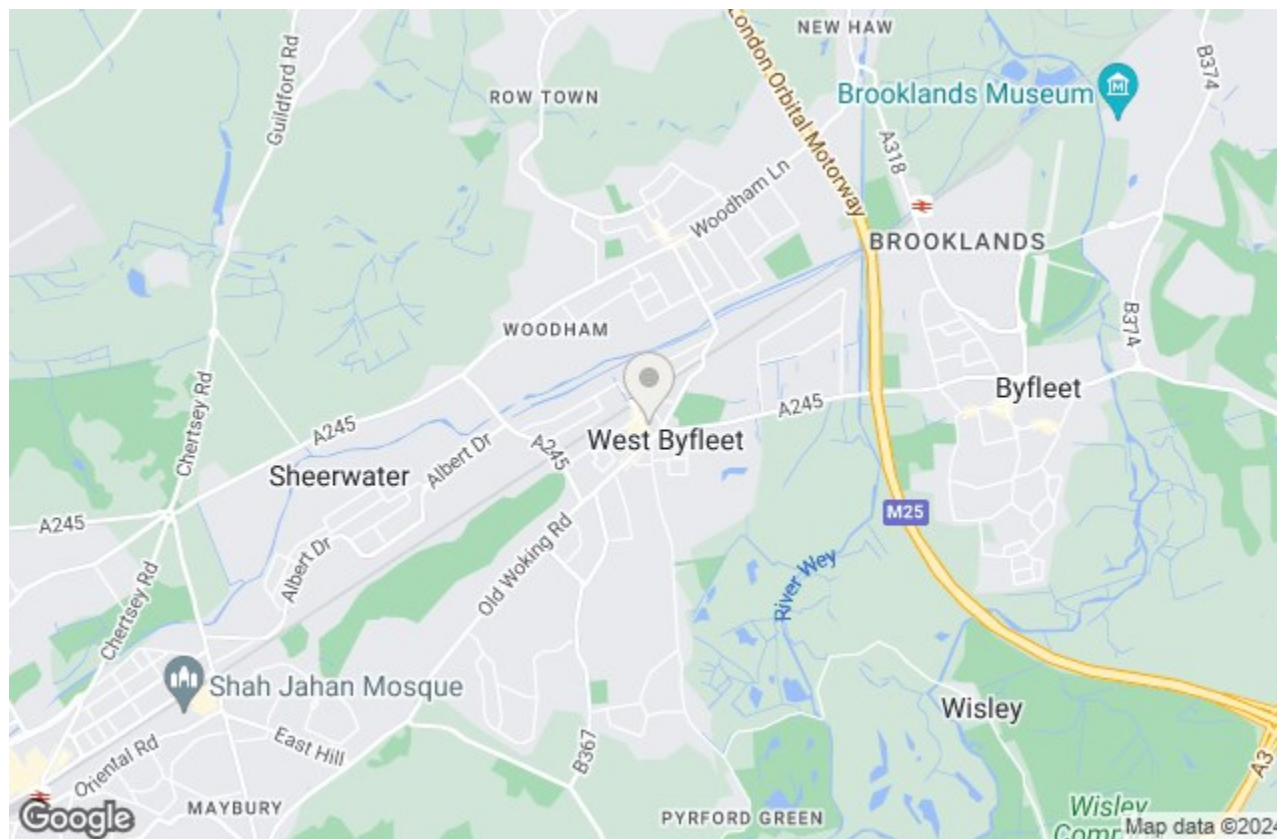
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		64	64
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



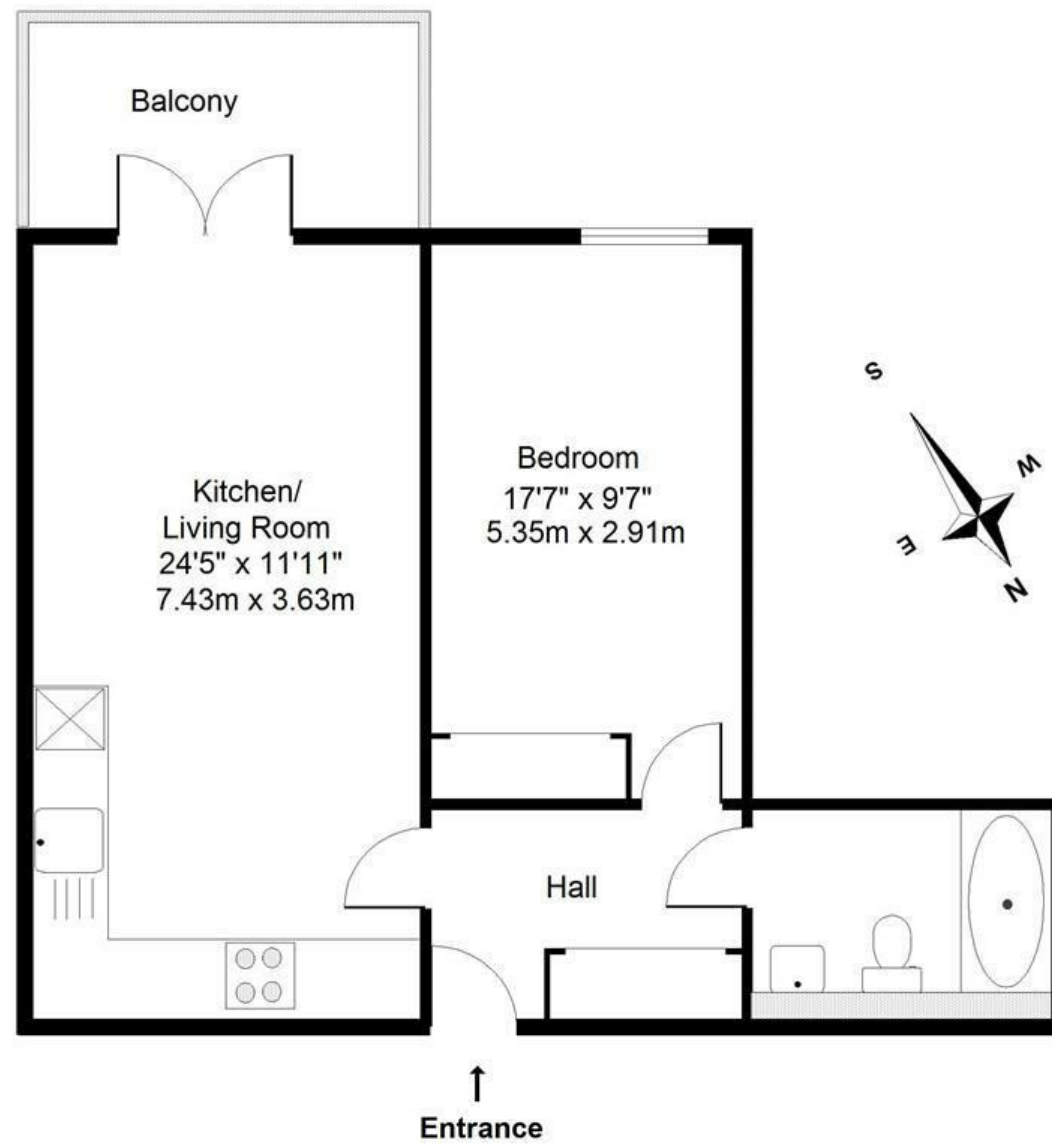
£210,000 Leasehold

We are delighted to offer this immaculately presented split level one bedroom apartment ideal for the commuter. The modern apartment has an open feel throughout and briefly includes open plan living/dining area with a integrated kitchen to include modern range of base and eye level gloss finished units, an induction hob, slim line dishwasher and a base level fridge. From the bright and airy living room the stairs lead to the first floor where you will find the double bedroom, modern en-suite shower and Velux windows providing an abundance of natural light. Externally the communal roof terrace provides the perfect area to enjoy the sunshine. Internal viewings are highly recommended and can be arranged by contacting Harnes Turner Brown on 01932 222266. COUNCIL TAX BAND B.



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Second Floor



Approximate Gross Internal Floor Area:
55m sq (590sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- MODERN ACCOMMODATION
- COUNCIL TAX BAND B
- NEAR TO BYFLEET STATION
- NO ONWARD CHAIN
- SPLIT LEVEL APARTMENT
- COMMUNAL ROOF TERRACE
- CLOSE TO LOCAL AMENITIES
- EXCEPTIONAL VALUE

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

