



**71 YORK WAY
CHESSINGTON
SURREY
KT9 2JU
£260,000**

TOP FLOOR FLAT

TWO DOUBLE BEDROOMS

15'4 X 12'1 LIVING ROOM

10'8 X 8'9 KITCHEN

BATHROOM WITH SEPARATE TOILET

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

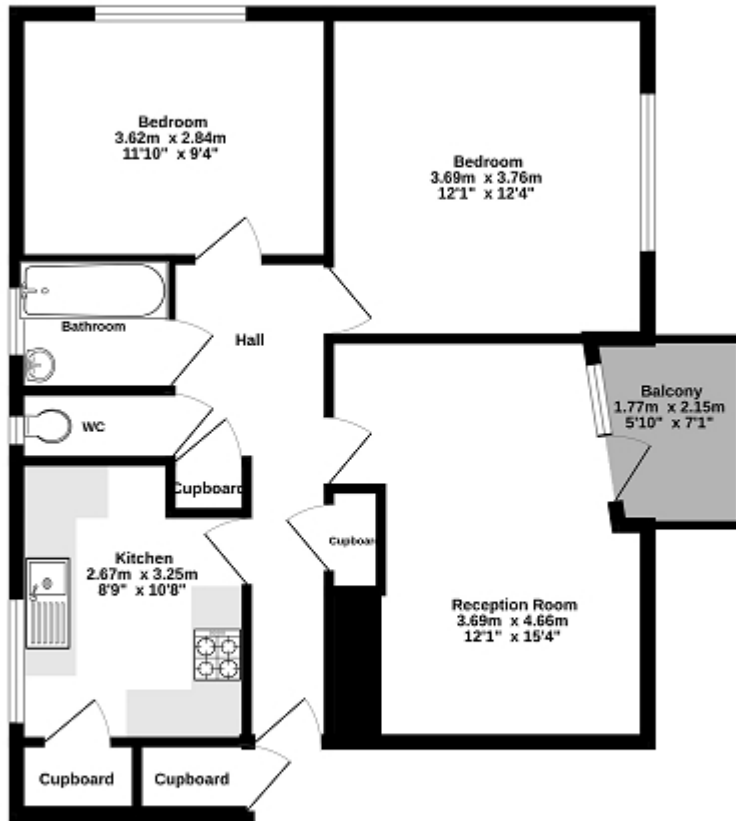
COMMUNAL GARDENS FRONT AND REAR

CLOSE TO PUBLIC TRANSPORT

AN IDEAL FIRST TIME BUY



Ground Floor
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 65.8 sq.m. (708 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with trellisplan 03/03



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.