



Flat 2 33 Old Woking Road West Byfleet, Surrey KT14 6LG **£1,100 PCM Unfurnished**

Lovely modern first floor apartment in the centre of West Byfleet village. The accommodation comprises: communal entrance hall leading to the first floor; L shaped living/dining room with door to the spacious balcony; modern fully fitted kitchen with appliances; double bedroom with fitted wardrobes; bathroom with shower over the bath. The apartment is conveniently located just across the road from Waitrose and the West Byfleet main line train station. Ideal for a single professional or couple. Electric heating; EPC rating D/58. Council tax band B. Sorry no pets.



6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

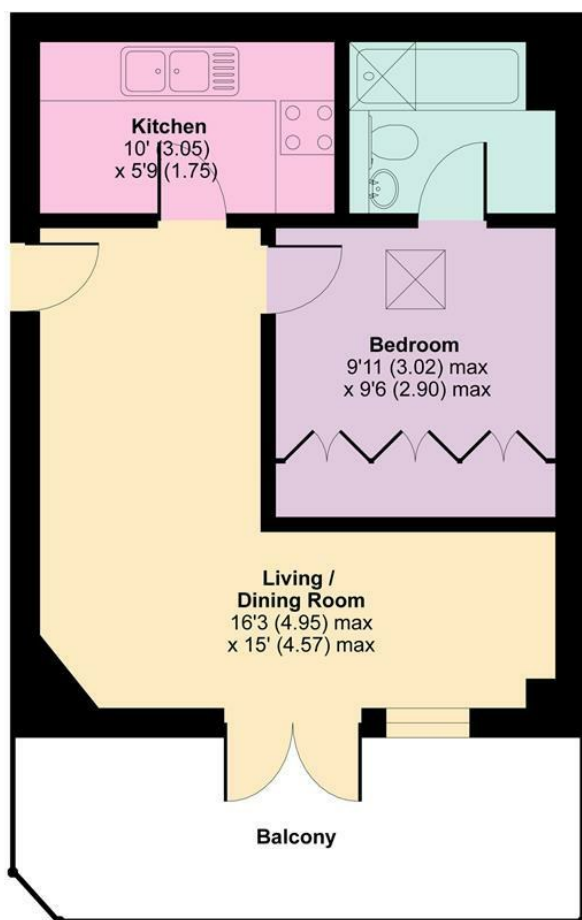
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Scan the QR code for the
Material Information

Wills & Smerdon



Approximate Area = 396 sq ft / 36.7 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Wills and Smerdon. REF: 773059



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		



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