

Tel: 01932 351986
 Email: info@greenandparry.com



Barnes Wallis, Byfleet, KT14 7HJ


£180,000



Proud to present this delightful 1 bedroom retirement apartment extremely well maintained and presented. Perfectly positioned within the heart of Byfleet Village offering comfortable living nearby to excellent and convenient local amenities and transport links. First floor apartment close to the lift for ease of access to communal areas. Barnes Wallis offers a 24-hour management service, Laundry facilities, mobility scooter charging area, communal lounge with free tea and coffee throughout the day. A Restaurant area with an option to have meals provided for you if you wish. The development includes a communal library where you can enjoy a large selection of books. There is off street parking which is offered on a first come first served basis, ideal for visitors. Entering the apartment itself into a spacious hallway with large walk-in storage cupboard housing the electric meters and water tank. A large double bedroom naturally lit with built in wardrobe. Spacious sitting and dining room with French windows and Juliette balcony allowing in plenty of natural light. From the sitting room you can access the Kitchen The Kitchen is a good size with plenty of wall and base units plus integrated appliances including fridge, freezer, electric hob and oven. The bathroom is large and easily accessible for those who use a wheelchair. Included in the bathroom is a bath, walk in shower, WC and hand-basin. There is a pull cord in each room which is linked up to the Tunstall Statesman emergency system which is monitored 24 hours a day. Electric heating throughout and fully double glazed. This apartment block is extremely quiet and well maintained. **ALL VIEWINGS STRICTLY BY APPOINTMENT ONLY!**



Floor Plan

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.