

Tel: 01932 351986  
 Email: [info@greenandparry.com](mailto:info@greenandparry.com)



## Station Approach, West Byfleet, KT14 6NE

**Guide Price £310,000**



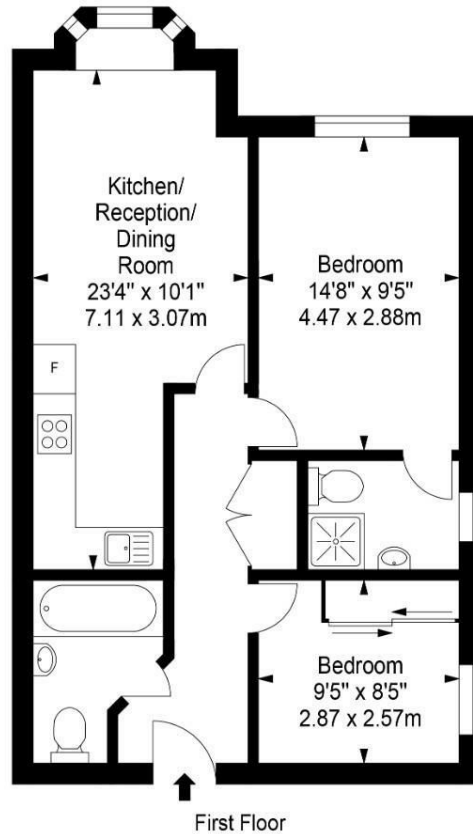
Proud to present to the market a recently refurbished 2-bedroom first floor flat, easily accessible via the lift and stairs. Offering excellent living and accommodation space with allocated covered off street parking. Location is key being within a gated development in the heart of West Byfleet within walking distance to local shops and amenities and a short walk to West Byfleet train station offering the fast train direct to London Waterloo. Newly redecorated throughout with the added benefit of under floor heating. Generous size hallway with good size storage cupboard. A large naturally lit open plan kitchen living space, the kitchen is modern and integrated appliances include oven, electric hob, fridge freezer, dishwasher and washing machine. The main bathroom includes bath, shower, WC and hand-basin. Master bedroom is large with en-suite including modern shower, hand-basin and WC. Bedroom two is also a large double room with fitted wardrobes. This is a must see! Immaculate with a long lease. West Byfleet offers access to all shops and amenities and on the doorstep to excellent transport links, including M25 and A3 as well as the main line train station. No onward chain! Ground rent at £50.00.



# Floor Plan

Approximate Area = 615 sq ft / 57.11 sq m

For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

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