



**Flats 2, The Old Bakery Guildford Street Chertsey Surrey KT16 9AH**

**Offers Over £325,000**

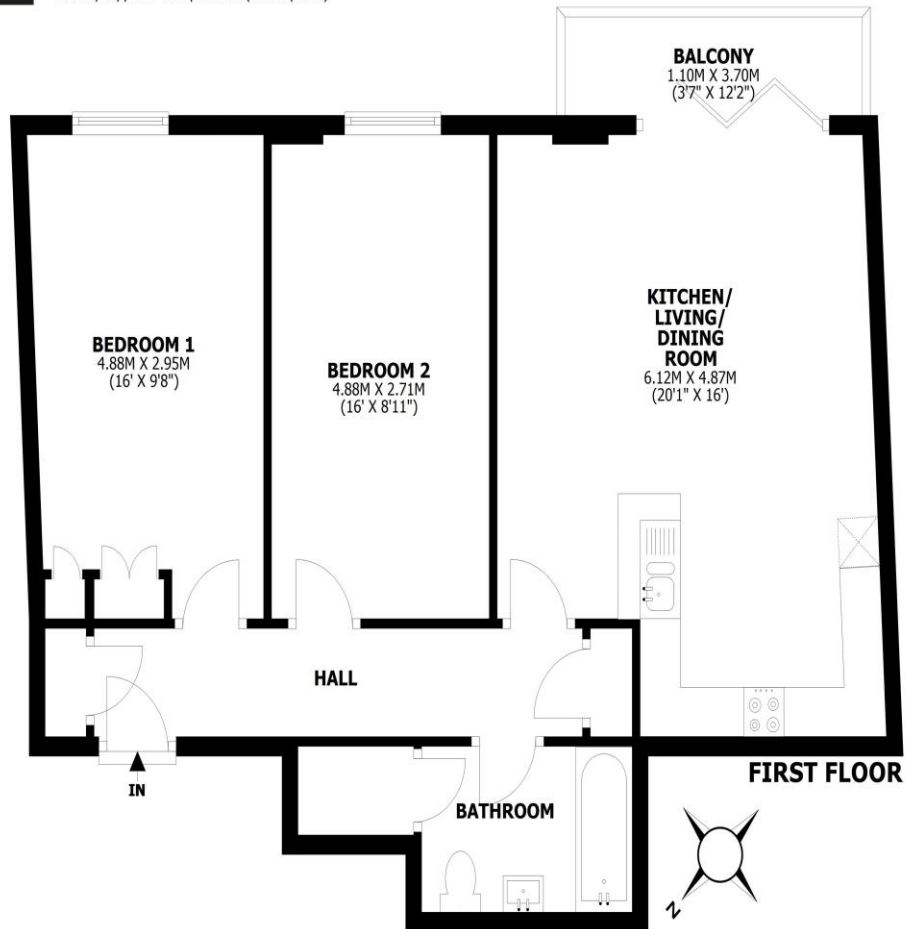




## Guildford St, Chertsey, KT16

Total internal area: approx. 69.9 sq. metres (752.2 sq. feet)

Balcony: approx. 4.1 sq. metres (43.9 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Experience the perfect blend of privacy and modern living with Flat 2 at The Old Bakery, a standout residence within this exclusive new development in the vibrant centre of Chertsey. Tucked away at the rear of the building, this home offers a peaceful sanctuary while remaining steps away from the energy of the town centre. Flat 2 has been meticulously crafted to maximise both comfort and functionality. The heart of the home is a spacious open-plan living area that flows seamlessly onto your own private balcony, providing an outdoor retreat perfect for morning coffee or evening relaxation. The layout features two genuine double bedrooms and a contemporary, high-specification family bathroom, finished with the premium craftsmanship that defines this historic conversion. Sustainability is at the heart of The Old Bakery, ensuring your carbon footprint is as light as your utility bills. Unlike many standard conversions, Flat 2 is equipped with electric central heating and its own individual solar panels feeding the property independently. Residents also benefit from secure, gated parking to the rear, where this apartment is provided with an allocated space and its own dedicated EV charging point. We believe in providing long-term peace of mind and total transparency. Flat 2 is sold with a 999-year leasehold and a Share of Freehold to follow, ensuring you have a meaningful stake in the building's future. Furthermore, the development features £0 ground rents and cost-effective service charges, making the property as affordable to maintain as it is beautiful to inhabit. Perfectly placed on Guildford Street, you are moments away from independent shops, cozy cafes, and handy supermarkets. For the commuter, the location offers links to the M25 and M3, with Chertsey Train Station providing access to London and surrounding business hubs. EPC Rating: C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.