



5 Belfry House Blackbess Lane Chertsey Surrey KT16 9QF

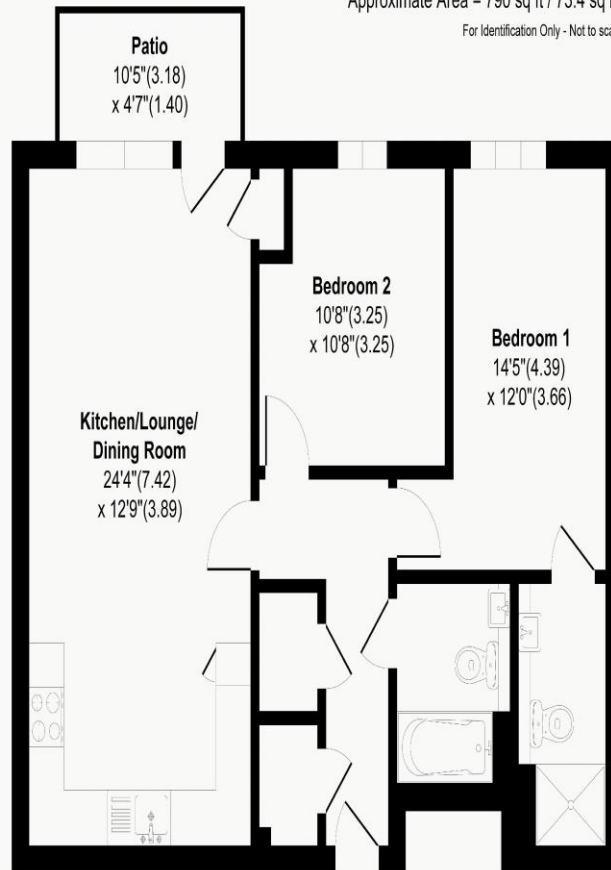
£325,000



Belfry House, Chertsey, KT16

Approximate Area = 790 sq ft / 73.4 sq m

For Identification Only - Not to scale



Ground Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



This beautifully presented two-bedroom ground floor apartment offers a perfect blend of modern comfort and semi-rural convenience. Situated in a smart, well-maintained block, the property is an ideal choice for first-time buyers, downsizers, or small families looking for a turn-key home in a highly desirable location. The heart of the home is a bright and expansive open-plan kitchen and living room, thoughtfully designed to accommodate distinct lounge and dining zones. The kitchen comes fully equipped with a range of integrated appliances, offering a sleek and functional space for cooking and entertaining. This impressive living space flows effortlessly out onto a private balcony, providing a seamless transition to the outdoors. The bedroom accommodation is equally impressive, featuring two double bedrooms. The principal bedroom boasts a spacious en-suite shower room, while the rest of the apartment is served by a pristine main bathroom. Built to modern standards, the apartment boasts an excellent EPC Rating B, benefiting from efficient gas central heating and full double glazing throughout. Practicality is a key feature of this home, which comes with two allocated parking spaces that include access to EV charging points. Peace of mind is also guaranteed with an exceptionally long leasehold of 994 years remaining. The current sellers have thoroughly loved the location, noting that it offers a wonderful semi-rural feel while remaining within easy distance of Chertsey town centre and its excellent array of local amenities. The family-friendly development itself includes an on-site children's play park, and the property is perfectly positioned for easy access to the M25 motorway and St Peter's Hospital. EPC Rating B.



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.