



Flat 6, 192 High Road, Byfleet, Surrey, KT14 7BT

Price Guide £350,000

- Impressive light and bright lounge
- Doors to both balconies that stretch full length of the property.
- Stairs and stair lift to the first floor
- Full of character and luxury atmosphere
- Gas central heating
- Over 55's development.

192 High Road, Byfleet KT14 7BT

Situated in a convenient location for shops and amenities including good bus links. This delightful first-floor apartment offers a unique blend of modern living and historical charm. Housed within a Grade II listed building that was thoughtfully converted in 2008. This property boasts a stunning lounge that serves as the heart of the home, providing a warm and relaxing atmosphere.

The apartment features two well-proportioned bedrooms, each offering lovely views of the magnificent gardens that surround the property with balconies. This serene outlook enhances the tranquil atmosphere, making it an ideal retreat.

Unique and spectacular bathroom that has been cleverly designed to bring the beach to the bathroom with restored Pram Dingy bath, wooden pail for the basin and a luxury low level large shower enclosure.

In addition to its appealing interior, the apartment includes parking for one vehicle, a valuable asset in this desirable location. The combination of historical significance and modern amenities makes this property a rare find in Byfleet.



Council Tax Band: C



Communal entrance

Solid wood panel walls, carpet and impressive curved staircase with stair lift leading to the first floor apartments. Solid wood door welcoming you into this outstanding, two bedroom apartment.

Hallway

Engineered wood floor in the entrance hall and carpet to the corridor, large double glazed door leading to the balcony, doors to both bedrooms and bathroom, tall built in cupboard housing the water tank, shelves and storage. A couple of stairs to the impressive lounge.

Lounge

Breath taking luxury lounge with exquisite tall ceilings and panoramic views of the landscaped gardens, pond and wildlife. Many hours can be enjoyed relaxing in this luxury environment with cream carpet, three roll top Victorian radiators and a further radiator, chandelier ceiling light, almost floor to ceiling double glazed windows offering an abundance of natural light. Impressive lounge benefits from having space for a large dining table and chairs, luxury sofa and further furniture. You will not be disappointed with the size and character of this room.

Kitchen

Leading off the lounge with a wood door is a fitted kitchen with a vast amount of matching wood eye and base level cupboards, formica work top, tiled splashback and stainless sink and drainer. Integrated appliances include a washing machine, dishwasher, tall fridge freezer, four burner gas hob, electric oven and extractor fan. Tiled floor. Large velux window for natural light, Worcester boiler and radiator.

Master bedroom

Situated near to the bathroom this lovely master bedroom has a continuation of the tall ceilings, patio doors leading with cat flap leading to the balcony, wall lights, radiator, carpet, double width built in wardrobe with light and rail.

Bedroom two

Double bedroom with engineered wood floor, double glazed bay window with patio doors to the balcony, stunning views of the outstanding grounds, radiator, ceiling light and walk in storage cupboard.

Bathroom

Unique and bespoke fitted bathroom refurbished two years ago, walls fitted with coastal wall art of what we believe is Chesil beach, restored Pram Dingy rowing boat to create a superb bath, seating, matching oars to create authenticity, brushed brass mixer taps and hose. Garden barrel with original features to be a well designed hand basin and brushed brass mixer taps. This unusually large bathroom also benefits from a very low level shower tray and full width shower enclosure with continuation of the wall art and brushed brass shower furnishings.

Allocated parking bay

One allocated parking space behind the secure gates and further visitor bays available.

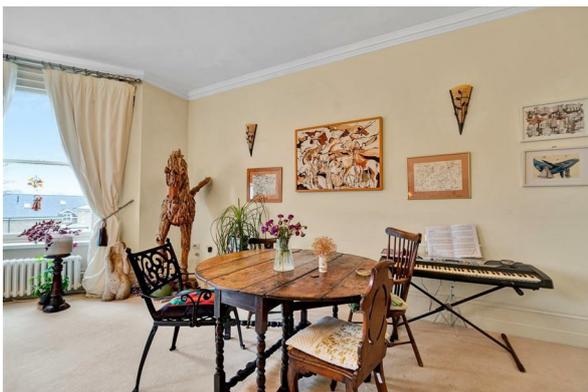
Communal gardens

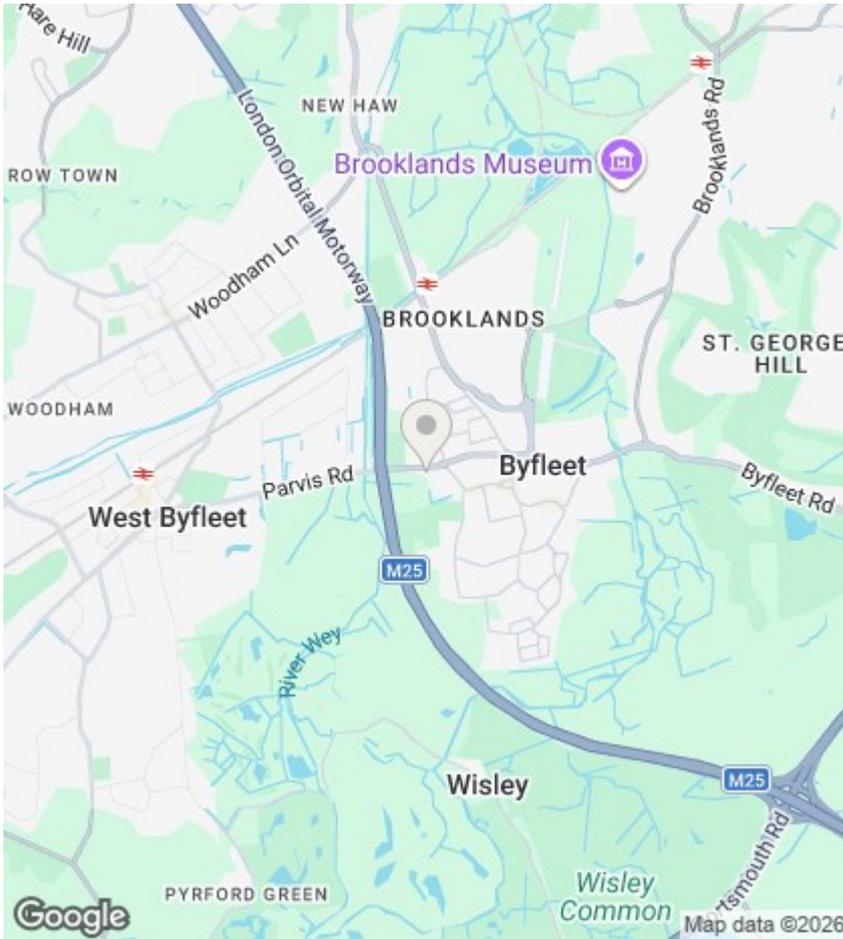
This well manicured garden has been landscaped to offer fantastic views, especially from this apartment. The pond frequently has ducks and wildlife, the trees are pruned immaculately and grass cut regularly. Clock House takes pride in the grounds they offer for the residents to enjoy. Events on the lawn are available in the summer and seasonal gatherings are available if the residents wish to join.

Finer details

With a Grade II listing building maintenance is required and well managed, 982 years remaining on the lease. The service charge for a year is £5264 and the ground rent is £250 per year. As you can see from the details this covers the amazing garden upkeep, pond, driveway, gates, building, window cleaning and many more.







Directions

Byfleet, Addlestone KT15 3LQ Walk towards Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Follow A318 Slight right onto Oyster Ln Go through 1 roundabout At the roundabout, take the 1st exit onto High Rd Destination will be on the right Clock Hse 192 High Rd, Byfleet, West Byfleet KT14 7RG

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

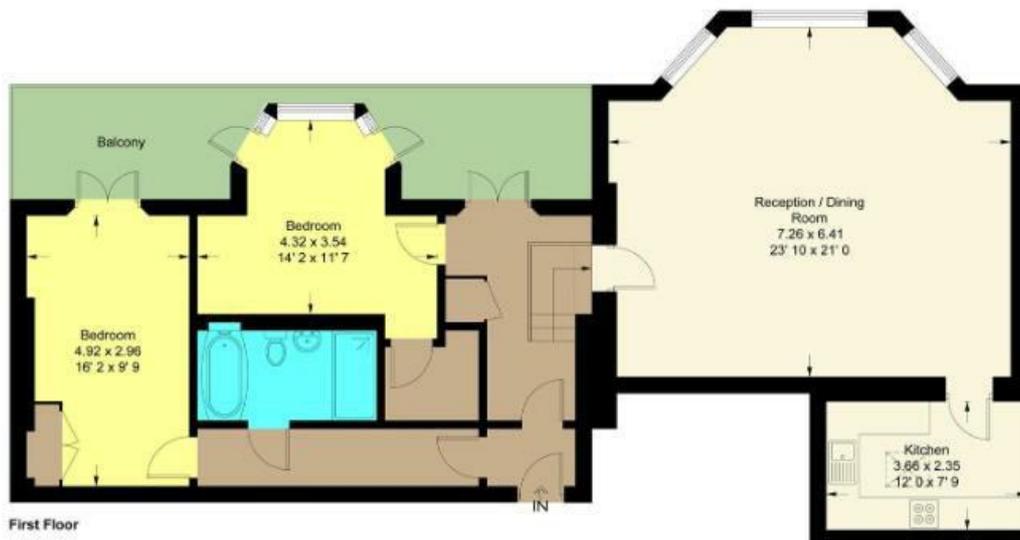
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(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	

The Clock House

Approximate Gross Internal Area = 1166 sq ft / 108.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.