



Gogmore Lane  
CHERTSEY, KT16

yoodle®  
*Success and nothing less*

This amazing two bedroom duplex apartment is for those seeking a home with character and wanting something that is unique and not like the rest.



A unique and beautifully presented two bedroom split level apartment situated in the heart of Chertsey and within a short walk of its mainline station.

Upon arriving at The Bourne you are greeted with a communal area and entrance hall with stairs and lift to take you to this unique apartment.

When you enter the apartment you make your way into open plan kitchen/living/dining area which feels bright and spacious largely owing to its fantastic high ceilings and original full length arched windows which are a real feature. The kitchen offers a range of contemporary high gloss white units and boasts a breakfast bar making it a very sociable space. A guest wc completes this floor. Upstairs the property has two double bedrooms each with feature beams, built in wardrobes and vaulted ceilings. A modern bathroom with four piece suite including both a bath and separate shower cubicle completes this floor.

The location of The Bourne means you are within walking distance of Chertsey mainline train station with its links to London Waterloo, perfect for a night out or those commuting to work. The High Street is literally on its doorstep and offers a whole host of amenities such as local shops, cafes, restaurants and supermarkets.

The property further benefits from having an allocated parking space.



# GOGMORE LANE, CHERTSEY, KT16 9FJ

**ASKING PRICE £350,000**

Local Authority:

Council Tax Band: C

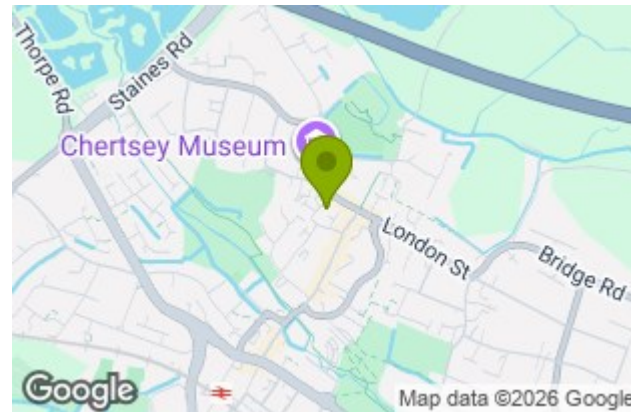
Furniture: null

Parking:

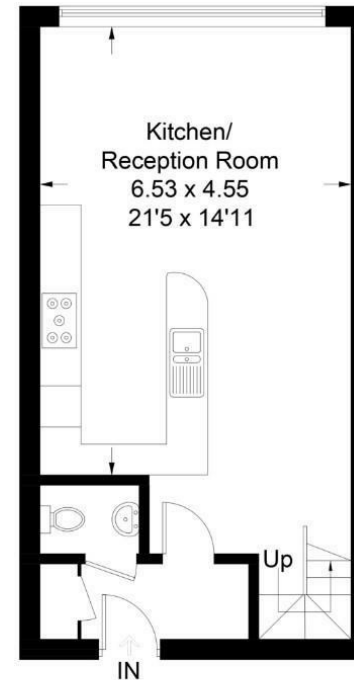
Available Date:

**TOTAL APPROX. FLOOR AREA 865.00 sq ft**

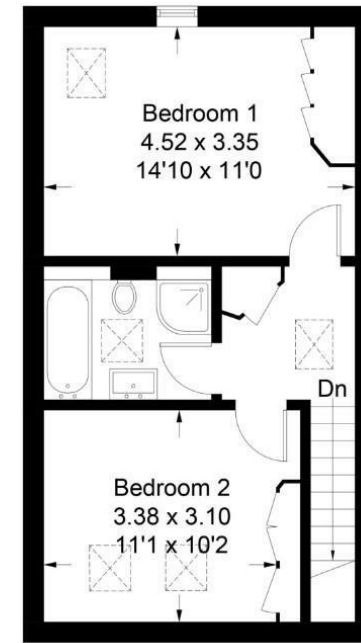
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



Approximate Gross Internal Area = 80.4 sq m / 865 sq ft



**Second Floor**  
Sq ft 439



**Third Floor**  
Sq ft 426

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID514148)

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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