



## 51 RIVER COURT

SHEERWATER, GU21 5FT

£220,000  
LEASEHOLD

Modern One-Bedroom Apartment with Allocated Parking – River Court, Sheerwater, GU21 5FT

A fantastic opportunity to purchase this stylish and well-presented one-bedroom flat located in the sought-after River Court development in Sheerwater. Ideal for first-time buyers, professionals, or investors alike, this modern apartment offers contemporary living in a well-connected location.

Situated on a quiet residential development, the property features a bright and spacious open-plan living area with a sleek fitted kitchen, perfect for both relaxing and entertaining. The double bedroom offers ample space and natural light, while the modern bathroom is finished to a high standard.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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