DENBIGH HOUSE

Shalford



Chantries & Pewleys

ESTATE AGENTS

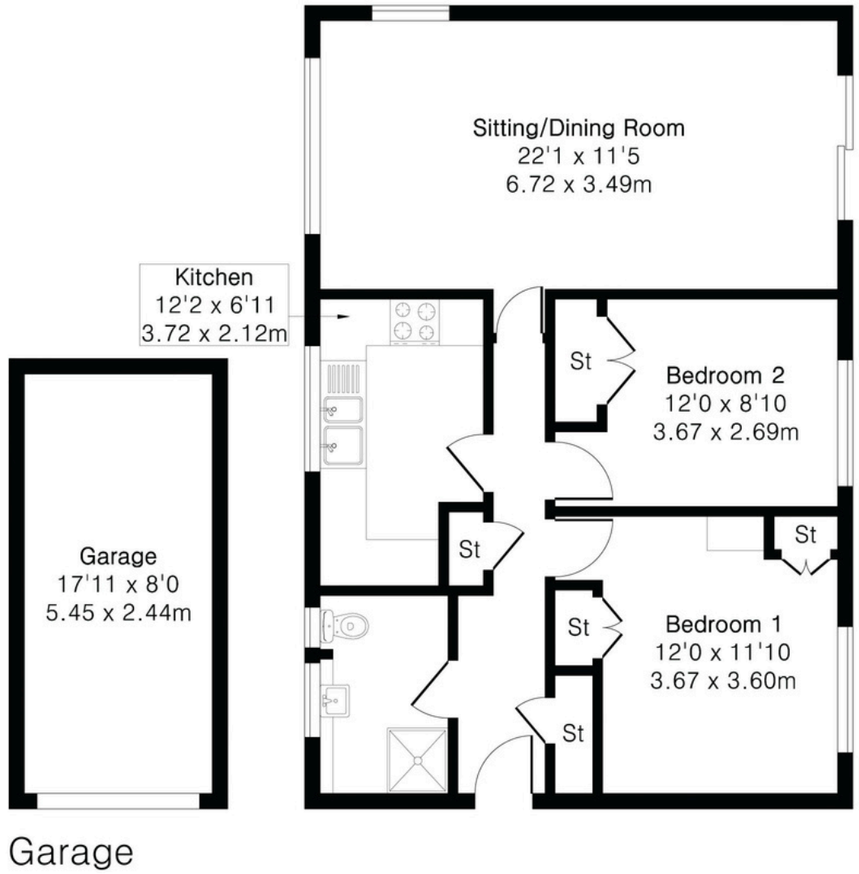


AT A GLANCE

- Modern ground-floor flat
- Two bedrooms
- Long sitting and dining room
- Separate fitted kitchen
- Modern shower room
- Garage
- Ample visitor parking area
- Around a quarter of a mile from the village centre
- Large established communal gardens

Tenure: Share of Freehold
Ground rent: N/A
Service charge: £3,180 per annum
Council Tax Band: D
EPC: D

Approximate Gross Internal Area 726 sq ft - 67 sq m
(Excluding Garage)
Garage Area 140 sq ft – 13 sq m



Garage

THE SETTING

Set within large communal grounds, this modern ground-floor flat combines a green outlook with a convenient position approximately a quarter of a mile from the village centre.

This is a well established development benefitting from space and privacy. Shalford village has local shops, two pubs, a cafe and a post office, as well as a railway station.

The surrounding area offers miles of walks in open countryside as well as the River Wey towpath. The flat itself provides approximately 720 sq ft of accommodation, excluding the garage.



FROM THE AGENT

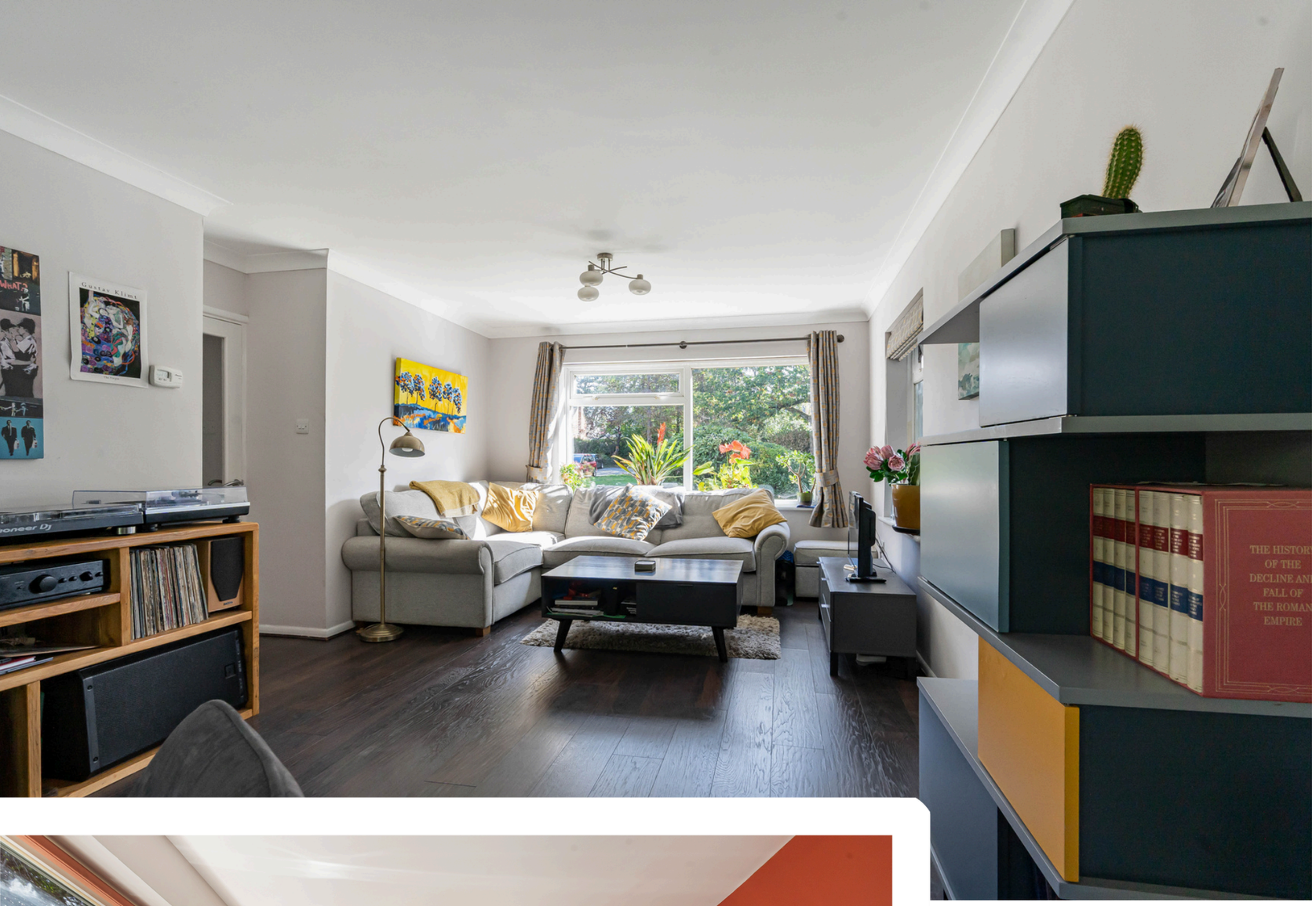
The main room is what works particularly well here, with enough length to create proper sitting and dining areas, and the large windows at either end to bring in plenty of light while keeping the communal gardens very much in view. Being on the ground floor and only around a quarter of a mile from the village centre adds to the practicality.

Warmly,

Andrew

Andrew Blagden
Associate











KITCHEN & DINING

The sitting and dining room is long and naturally divides into separate areas with plenty of width for sofas and freestanding furniture. Windows at opposite ends bring natural light throughout the room.

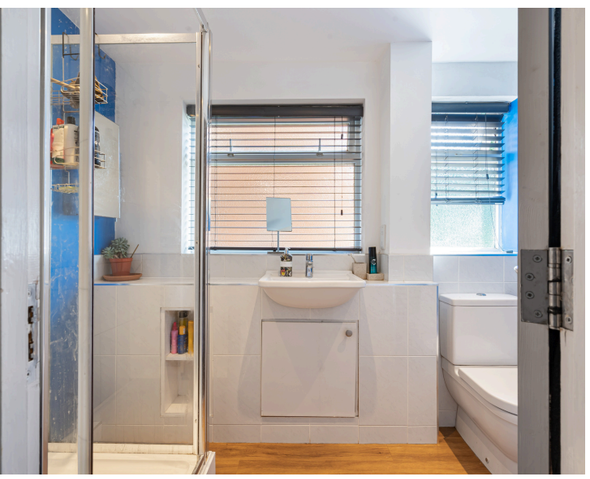
Fitted modern cabinetry and work surfaces run around three sides, with an integrated oven and additional appliance space. A wide window above the sink brings in natural light and provides an outlook towards the surrounding grounds.

ACCOMMODATION

There are two bedrooms, both positioned away from the principal living area. The main bedroom is a comfortable room with space for freestanding wardrobes as well as bedside furniture. The second bedroom also has room for a double bed.

The shower room has a large enclosed shower, wash basin and WC. A window provides natural light and ventilation.













GARDENS & PARKING

The grounds are an important part of the property. Large areas of grass surround the building, interspersed with established trees and mature planting.

This gives the development a noticeably green setting and provides an outlook that can be enjoyed from inside the flat as well as shared outside space for residents.

The property has a garage within a separate block, and there is plenty of additional driveway parking for residents and visitors.



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