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Gogmore Lane
Chertsey,

Johnson & Jones

6 Gogmore Lane Chertsey, KT16 9FQ

Guide Price £309,995

Presented to the market in immaculate condition, this sophisticated two-bedroom apartment offers a masterclass in modern living.

Though constructed in 2017, the residence has been maintained to such an exacting standard that it retains the pristine feel of a brand-new home. Upon entering, the quality of the finish is immediately striking, characterized by elegant engineered wood flooring that flows seamlessly through the primary living spaces, complemented by plush carpets in the bedrooms and artisan tiling in the bathrooms.

The heart of the home is a magnificent open-plan kitchen, living, and dining area, designed to accommodate both quiet relaxation and vibrant entertaining. This expansive space features a bespoke, British-made kitchen equipped with premium integrated appliances, leaving ample room for a substantial seating arrangement and a full-sized dining table. Floor-to-ceiling glass leads out to a private, glass-fronted balcony, providing an effortless extension of the living space.

Both bedrooms are generously proportioned doubles, each featuring custom-built-in wardrobes. The principal suite is a luxurious retreat, boasting a stunning en-suite shower room finished with contemporary chrome fixtures. The primary family bathroom mirrors this high design standard, offering a refined suite with a shower over the bath.

Practicality is woven into the lifestyle here, with secure gated underground parking, a communal cycle store, and a tranquil enclosed rear garden for residents. The property further benefits from double-glazed windows and low-voltage LED lighting throughout. Notably, the home stays perfectly temperate via gas underfloor heating, the cost of which is conveniently included within the service charges, ensuring comfort and peace of mind in equal measure.

Service Charge: Approx. £2,319 Per Annum

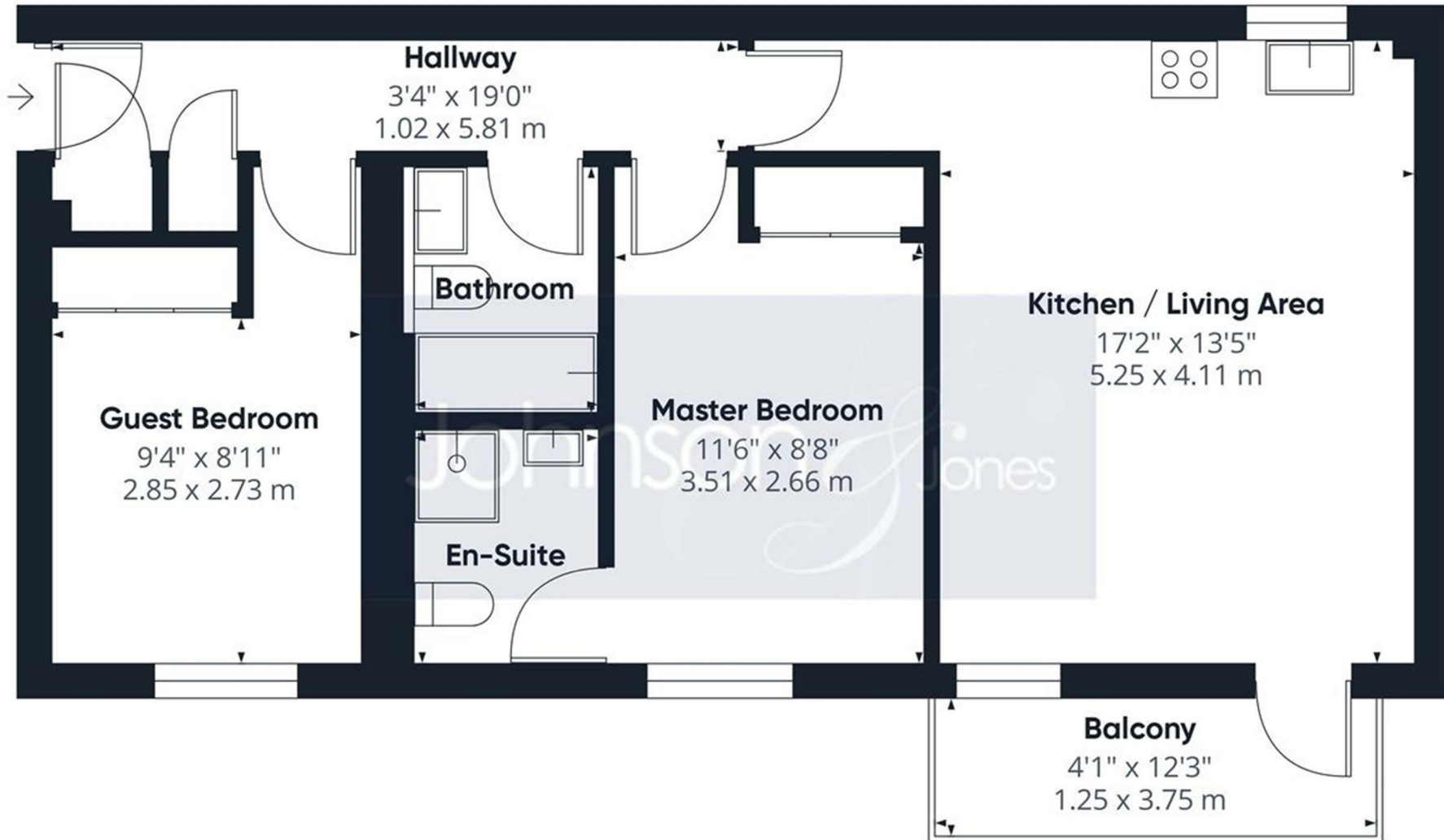
Ground Rent: £250 Per Annum

Lease Length: 116 Years Remaining



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area⁽¹⁾
621 ft²
57.7 m²

Balconies and terraces
50 ft²
4.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





10 London Street, Chertsey
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