



Cowper Close, Chertsey, KT16 9EA - Guide Price £220,000 - Modern Method of Auction

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9 Cowper Road, Chertsey, KT16 9EA

Tenure: Leasehold

Quick Summary

Guide Price:	£220,000
Property Type:	Flat
Beds:	2
Baths:	1
Reception Rooms:	1
Council Tax Band:	C

Material Information

Sewerage:	Mains Supply
Heating:	Mains Gas
Water Supply:	Mains Supply
Electricity Supply:	Mains Supply

Features

Two Bedroom Top Floor Flat
Attractive Re-Fitted Bathroom
Double Glazing
Vacant Possession
Kitchen Appliances Included

Recently Redecorated Internally
Bright Lounge/Dining Room
Gas Radiator Heating
Lockable Store Room
Located 0.9 Miles Walk to Chertsey Train Station

Property Description

A recently updated top floor flat that has benefitted from recent internal redecoration works, a beautifully re-fitted bathroom suite & newly laid carpets.

The accomodation includes a bright and spacious lounge/dining room with dual aspect windows, a fitted kitchen, (appliances included), two bedrooms and a large walk in cupboard that could be used as a small as a small study area. The property also offers a lockable secure store room to the ground floor.

The excellent location provides easy access to local amenities and transport links with Chertsey railway station being just 0.9 miles walk, making it a highly desirable property.

This flat is perfectly suited for those seeking a modern and well-connected living space.

Tenure: Leasehold - 174 Years Remaining

Council Tax: C (Runnymede)

EPC: D

Service Charge: (estimated) = £581.91 (1st Apr 2025 to 31st Mar 2026) // **Ground Rent:** £10 PA

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

IMPORTANT:

The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

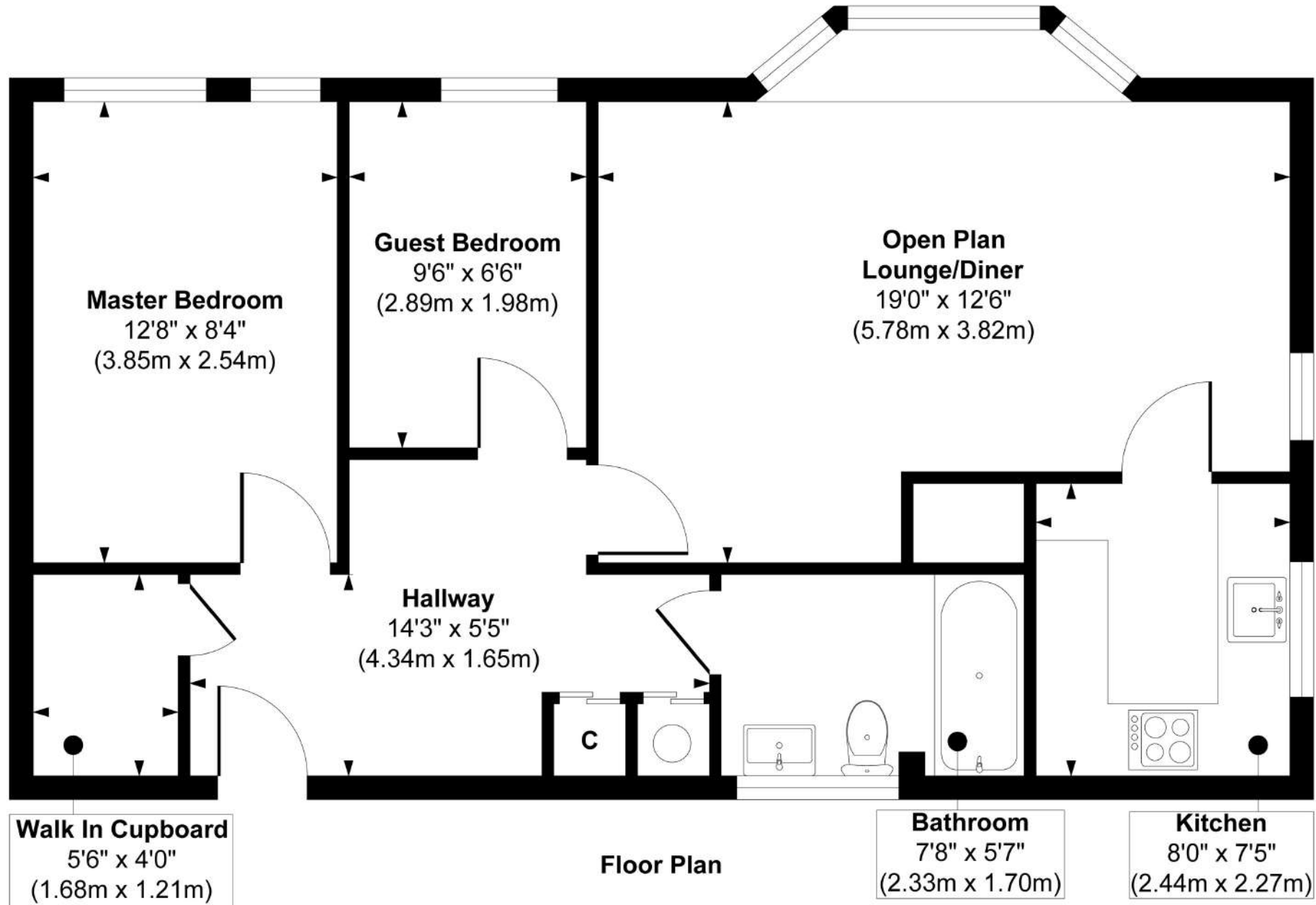
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Mon to Fri: 9am to 7pm Sat: 9am to 5pm
E: stuart.dix@expuk.com W: stuartdix.exp.uk.com

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Approx. Gross Internal Floor Area 651 sq. ft / 60.57 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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