

ALEXANDER RUMSEY
REAL ESTATE

Pretoria Road, Chertsey, KT16

Guide Price £220,000

1 1 1









A rare opportunity to acquire a well-presented one-bedroom ground floor flat with its own private rear garden, allocated parking and excellent access to local amenities.

The property offers a comfortable and practical layout, comprising a generously sized and bright living room with direct access to the private rear garden, creating an ideal space for relaxing or entertaining.

The fully fitted kitchen benefits from a range of integrated appliances, while the property also features a separate WC and a recently renovated bathroom conveniently located off the bedroom.

The spacious double bedroom, combined with the property's well-proportioned living accommodation, makes this an ideal opportunity for first-time buyers or those looking to downsize.

The property also benefits from a number of modern and energy-conscious features, including a solar-panelled water heating system, Wi-Fi controlled underfloor heating throughout, and a heat recovery ventilation system, providing year-round comfort and efficient ventilation.

Externally, the property benefits from its own allocated parking space and a private rear garden, offering a valuable outdoor space rarely found with a ground floor apartment.

Ideally situated within walking distance of Chertsey mainline station and Chertsey town centre, the property is perfectly placed for access to a variety of shops, restaurants and everyday amenities, whilst also offering excellent transport links.

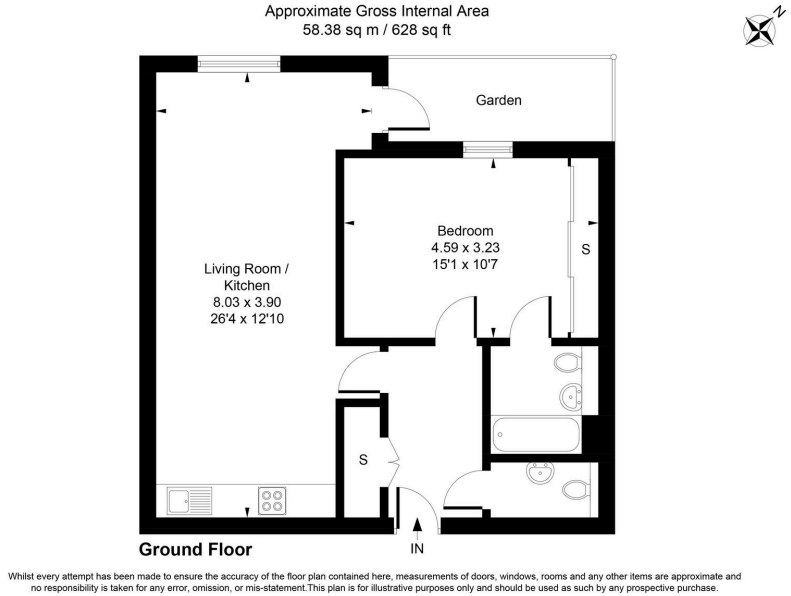
An attractive and well-appointed ground floor apartment offering modern comforts, private outdoor space and energy-conscious features, ideally suited to first-time buyers, downsizers or investors.

Service Charge: £1800 PA

Ground Rent: £460 PA







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Private Garden
- Allocated Parking Space
- Generously Sized Double Bedroom With En Suite
- Recently Renovated Throughout
- Direct Garden Access
- Fully Fitted Kitchen With Integrated Appliances
- Seperate W/C
- Walking Distance To Chertsey Station
- Sought After Location
- Solar Water Heating, Wi-Fi Underfloor Heating & Heat Recovery Ventilation



