



**Flat 2 33 Old Woking Road  
West Byfleet, Surrey KT14 6LG  
£1,150 PCM Unfurnished**

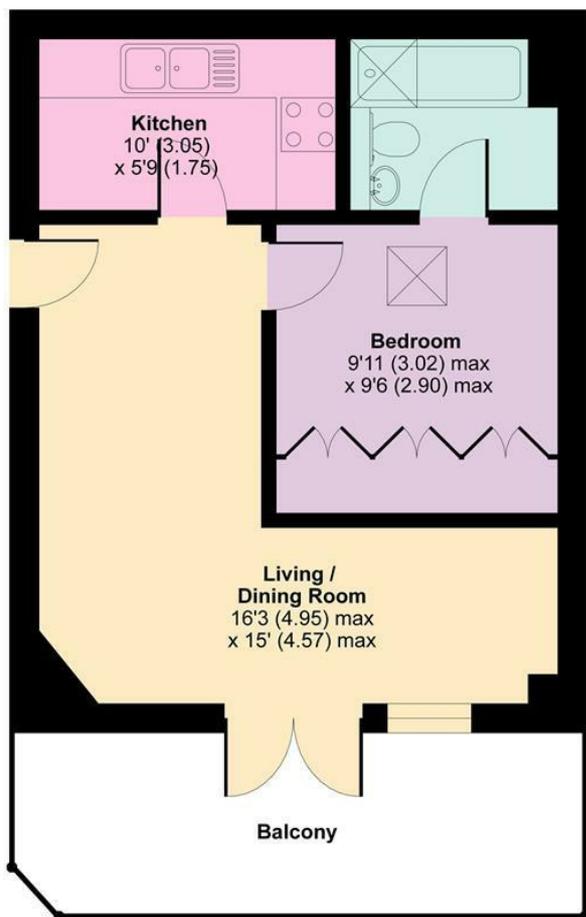
Lovely modern first floor apartment in the centre of West Byfleet village. The accommodation comprises: communal entrance hall leading to the first floor; L shaped living/dining room with door to the spacious balcony; modern fully fitted kitchen with appliances; double bedroom with fitted wardrobes; bathroom with shower over the bath. The apartment is conveniently located just across the road from Waitrose and the West Byfleet main line train station. Ideal for a single professional or couple. Electric heating; EPC rating D/58. Council tax band B. Sorry no pets.



# Wills & Smerdon



Approximate Area = 396 sq ft / 36.7 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Wills and Smerdon. REF: 773059



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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