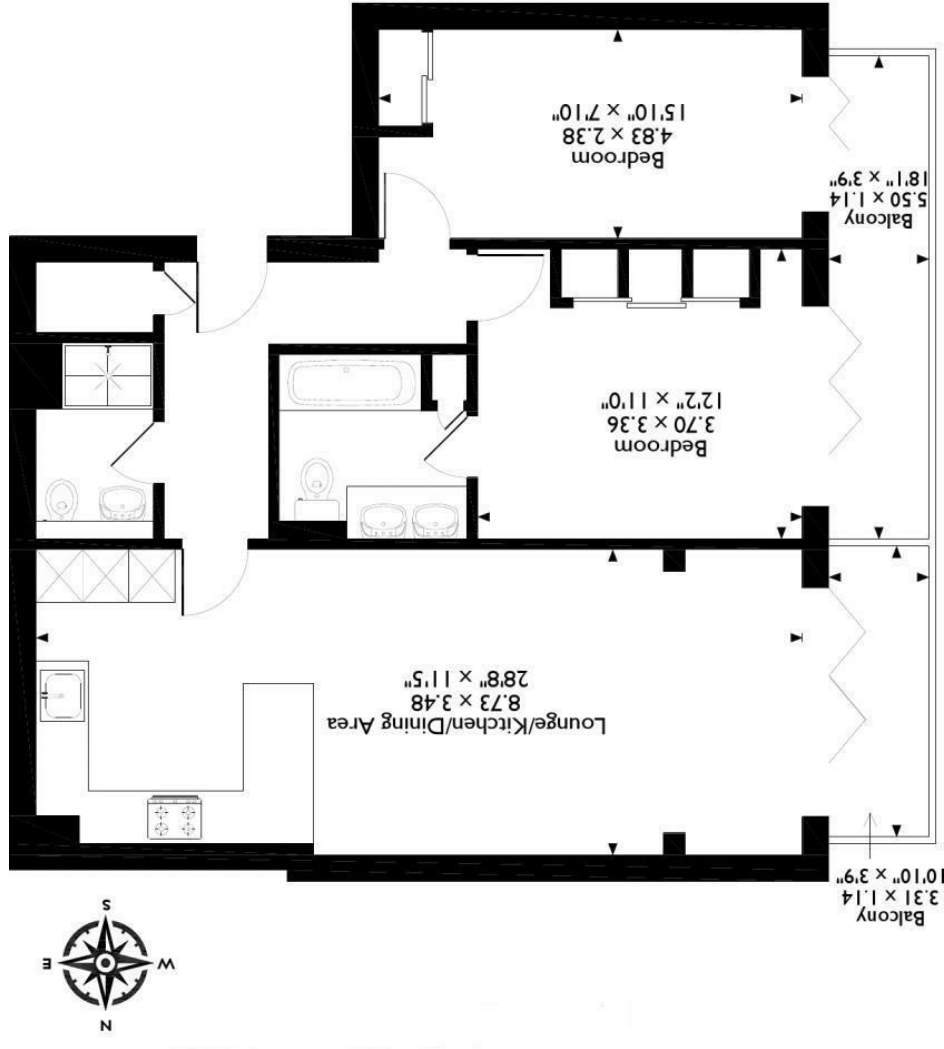


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Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not energy efficient - higher running costs	(1-20) G	
Current	86	86
Potential		

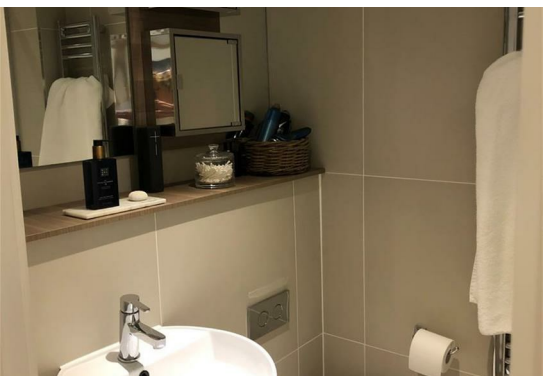
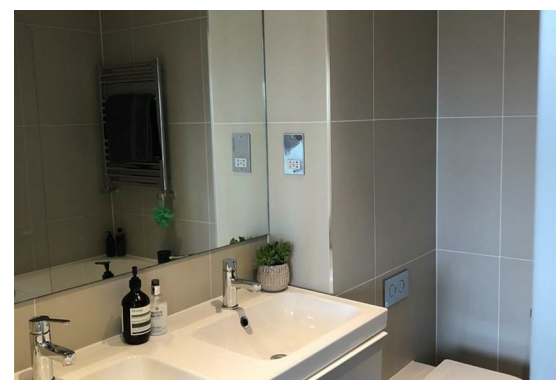
England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO2 emissions	(1-20) G	
Current	88	88
Potential		

Environmental Impact (CO ₂) Rating	
Current	88
Potential	



Flat 10, Wentworth House Pyrford Road, West Byfleet, Surrey, KT14 6LD
 Price Guide £375,000

Leasehold **Waterfalls** SALES & LETTINGS



Flat 10, Wentworth House Pyrford Road, KT14 6LD



Features

- Luxury apartment
- 2 Bath/Shower rooms
- Spacious living area
- Video telephone entry
- Shops and schools nearby
- 2 Double bedrooms
- High Specification
- Large balcony
- Secure car parking space
- Close to mainline station

CHAIN FREE!!

This luxury, modern 2 bedroom apartment located in the heart of West Byfleet is the perfect apartment for commuters, investors and first time buyers. It offers a generous amount of space and light and finished to a high specification, whilst embracing the cosy, homely feel.

Secure access via video telephone entry. Lift access and staircase is available.

Entering into the hallway is a utility cupboard with space for a individual washer and dryer and a modern bathroom. There is an open plan living/dining area with a sleek and high gloss finished kitchen fitted, integrated appliances include a gas hob, dishwasher and oven.

Two spacious double bedrooms, the master bedroom offering a bespoke en-suite shower room.

All rooms have bi-fold doors providing access to a large balcony that spans the whole width of the apartment, more outside space than other apartments in the village.

It's worth noting these exclusive features about the third floor; excellent views and gas fired underfloor heating throughout the whole apartment, favourable for those winter months.

There is an allocated sheltered parking space with CCTV also available.

Remaining lease- 119 years.

Ground rent- £350 p/a

Service charge- £1600 p/a

**PLEASE NOTE: Owners obtained the right to manage, giving you complete control of the service charge.

Local Area

West Byfleet is a charming commuter village offering a range of both high street chains and individual boutiques, cafes and a mainline station (Waterloo from 28 mins). There are further shopping facilities located at the historic Brooklands Racetrack (approx 1.5 miles) where M&S, Tesco, Argos can be found, along with the Brooklands Hotel & Spa, Mercedes-Benz World and Brooklands Museum.

M25 (Junc. 10) is 4 miles away giving access to the motorway network. Central London is 21 miles via the A3 and Heathrow & Gatwick airports are 13 miles and 21 miles respectively.

The local area is served by a good choice of leisure facilities including open countryside, the River Thames and the Wey Navigation Canal. There is a wide choice of local golf courses and health clubs.

Directions

From the West Byfleet office head along Station Approach to the traffic lights, straight over onto Pyrford Road, Wentworth house can be found approx. 300 ft on the right hand side.

