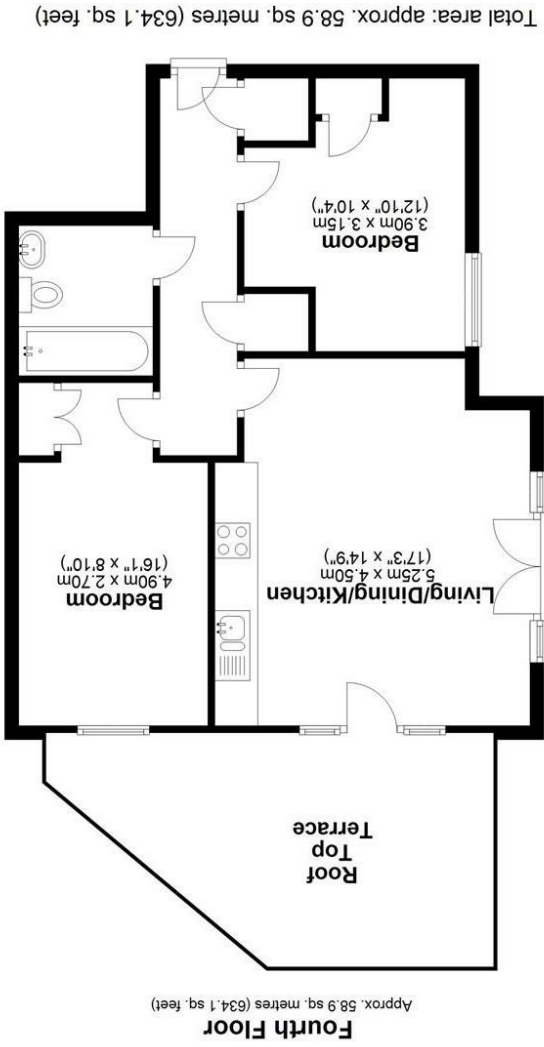
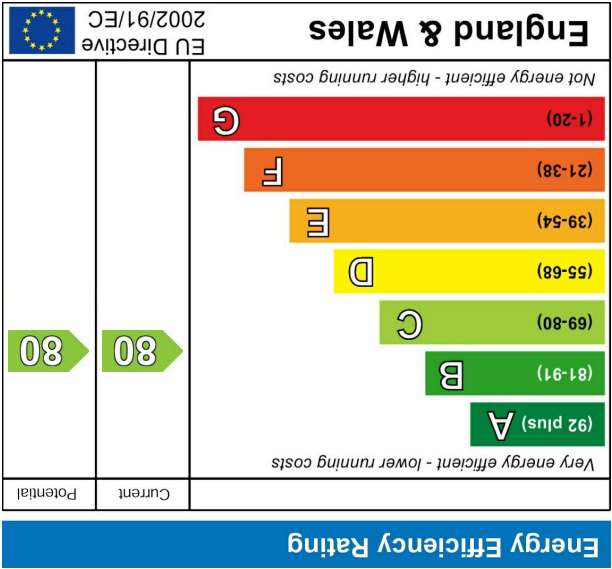


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16 Rosemount Point Rosemount Avenue, West Byfleet, Surrey, KT14 6BD  
Price Guide £315,000

Leasehold





## 16 Rosemount Point Rosemount Avenue

West Byfleet, KT14 6BD



Council Tax: D

### Features

- NO ONWARD CHAIN!
- Modern bathroom
- Fully integrated kitchen
- Secure undercover parking
- Close to mainline station
- 2 Double bedrooms
- Living/Dining/Kitchen
- Private rooftop terrace
- Telephone entry
- Good schools and shops locally

### NO ONWARD CHAIN!

A luxury two bedroom apartment in the heart of West Byfleet, benefiting from a private roof top terrace and being just a stone's throw from the mainline station and high street shops in West Byfleet.

The apartment is situated on the top floor, accessible via staircase and lift with telephone entry system. On entry to the apartment is a long hallway with access to all rooms and two cupboards for storage. There are two double bedrooms with built-in wardrobes and eaves storage, an open plan living/dining/kitchen area with doors out to the private terrace and a separate Juliette balcony. The kitchen is fully integrated with washer/dryer, dish washer, oven & hob and fridge freezer, plus good cupboard space. The modern bathroom services the apartment with white three piece suite and shower over the bath.

The property is offered in beautiful condition and has much use of inset low voltage ceiling lights, electric under floor heating system, electric hot water system, internal oak veneered doors with an attractive relief line and chrome door fittings.

There is a secure, gated undercover parking space and one of the stand-out features is the aforementioned West facing roof top terrace.

Remaining term of lease - 111 years (125 years from new)

Service Charges - 3152.05 pa

Ground Rent- £295 pa

### Local Area

West Byfleet is a charming commuter town with a High Street, offering a range of chains and individual boutiques including Waitrose. The centre also includes an NHS/private health centre and mainline station along with a number of restaurants and coffee shops. There are further shopping facilities located at the historic Brooklands Racetrack with M&S, Tesco, Argos, Lidl, The Brooklands Hotel & Spa, Mercedes-Benz World and Brooklands Museum.

West Byfleet station has a regular mainline service to London Waterloo from 28 minutes and the M25 (Junc. 10) is 4 miles away. Central London is 21 miles via the A3, Heathrow & Gatwick airports are 13 miles & 21 miles respectively.

The local area is served by an excellent selection of highly regarded state & private schools for all age ranges. There is also a good choice of leisure facilities and a handful of golf courses.

### Directions

From the West Byfleet office head up Station Approach to the traffic lights, head straight over, then take the first right onto Rosemount Avenue. The entrance to the flat is just past the gated carpark entrance.

