



Situated in a lovely Mews style retirement development, is this two-bedroom, freehold house for women over 60 and men over 65. Offering independent living and located extremely close to the High Street and shops. The property has been updated and now offers a modern kitchen and bathroom, downstairs cloakroom, paved patio garden and the huge benefit of a garage in block and **NO ONWARD CHAIN**.

**Onslow Mews, St Anns Road, Chertsey Surrey, KT16 9HQ**

Front door into:-

- ENTRANCE HALLWAY:** Dimplex storage heater, coved ceiling and door to:
- CLOAKROOM:** Low level W.C, ceramic wash hand basin, heated towel rail and double-glazed window to side.
- KITCHEN:** **2.55m x 2.34m (8'4 x 7'8)** Modern range of gloss white eye and base level units with rolled edge work surfaces, built in oven, four ring halogen hob with extractor over, concealed dishwasher, space for other appliances, single drainer sink unit with mixer tap, part tiled walls and double glazed window to front.
- LOUNGE/DINER:** **4.77m x 3.72m (15'7 x 12'2)** Dimplex storage heater, feature fireplace, coved ceiling, stairs to first floor and double glazed French doors to rear garden and patio.
- LANDING:** Hatch to loft, built in airing cupboard, Dimplex storage heater and doors to:
- BEDROOM ONE:** **3.72m x 2.61m (12'2 x 8'7)** Dimplex storage heater, built in wardrobe, coved ceiling and double-glazed window to rear.
- BEDROOM TWO:** **2.91m x 2.43m (9'6 x 7'11)** Wall mounted heater, built in wardrobe, coved ceiling and double-glazed window to front.
- BATHROOM:** Part concealed low level W.C, pedestal wash hand basin with mixer tap and cupboards below, fully tiled walls, heated towel rail, wall mounted heater, extractor and walk in bath with shower attachment over.

**OUTSIDE**

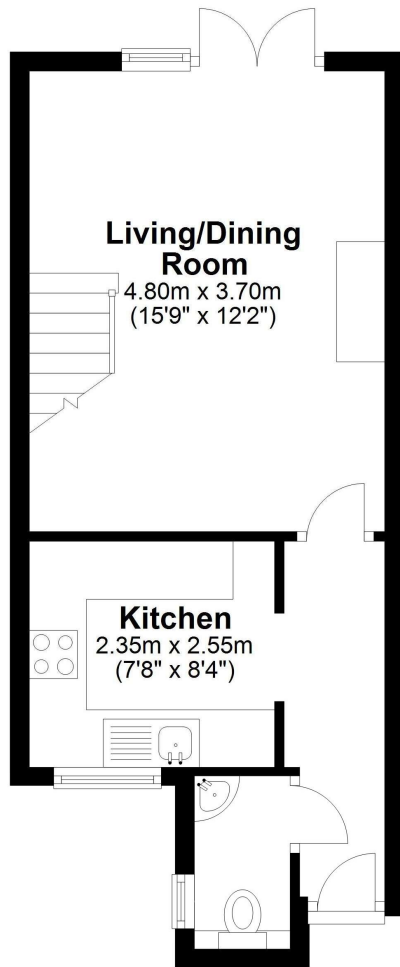
- GARAGE:** Single built in nearby block with parking in front and residents parking.
- OUTSIDE:** Private patio area to rear leading onto extremely well kept lawn area, with flower and shrub borders and secure brick wall giving seclusion and privacy.
- SERVICE CHARGES:** £2338.79 per annum.
- VIEWINGS:** **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

St Anns Road, Chertsey, Surrey, KT16 9HQ

FLOOR PLAN

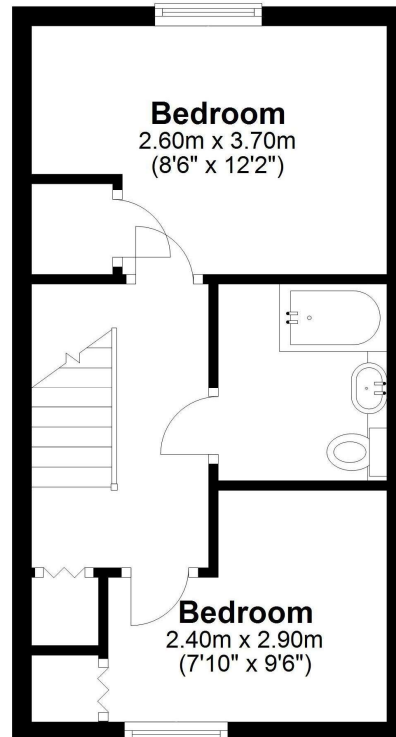
**Ground Floor**

Approx. 30.0 sq. metres (323.4 sq. feet)



**First Floor**

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



St Anns Road, Chertsey, Surrey, KT16 9HQ

EPC

18 ONSLOW MEWS CHERTSEY KT16 9HQ	Energy rating <b>D</b>
Valid until 11 March 2031	Certificate number 6519-7227-4000-0192-6292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).