



Guildford Street, Chertsey, Surrey, KT16 9BB £450,000 Leasehold



A stunning two bedroom split-level apartment, situated within the 'Old Auction House', minutes from mainline station and High Street shops/restaurants. Offering open plan living/dining, luxurious kitchen with German appliances, two high specification bathrooms (one en-suite), gas central heating, double glazing, private courtyard and electronic gated parking. Ideal first time buy or investment.

<u>ENTRANCE HALLWAY:</u>	2.08m x 1.29m (6'10 x 4'2) Oak flooring, coat cupboard, fitted window blinds. Glazed door into:
<u>LOUNGE/ KITCHEN:</u>	5.85m x 5.85m (19'2 x 19'2) LOUNGE AREA: Oak flooring, under floor heating, feature brick wall. Space for dining table. Open plan into: KITCHEN AREA: Extensive range of white base and eye level units, Corian worktops, integrated Bosch dishwasher and Bush washing machine, built in Siemens electric oven and four ring halogen hob, sliding glass extractor hood, ceramic tiled floor, integrated Bosch fridge/freezer, wine cooler, soft close doors and drawers, concealed lighting and feature light box. Stainless steel one and half bowl sink with flexi-head chrome mixer tap and boiling water tap, built in Siemens microwave.
<u>INNER LOBBY:</u>	2.66m x 1.61m (8'8 x 5'4) Oak flooring, under stair storage cupboard, stairs to first floor.
<u>BATHROOM:</u>	Luxury white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer, shower over, ceramic tiled floor and walls, chrome ladder radiator, fitted mirror. Frosted double glazed window to side.
<u>BEDROOM TWO:</u>	3.85m x 3.69m (12'8 x 12'2) Under floor heating, built in four door wardrobe, housing Worcester Bosch gas combi boiler. Double glazed window with fitted blinds. Double glazed door to side onto:
<u>PRIVATE COURTYARD:</u>	6.58m x 3.05m (22' x 10') Stone patio, bark beds, side access gate. Outside light.
<u>LANDING:</u>	Door into bedroom one.
<u>BEDROOM ONE:</u>	4.12m x 3.69m (13'6 x 12'2) Radiator, ornate feature corbels, built in four door wardrobe. Double glazed window to side with fitted blinds. Door to:
<u>EN SUITE SHOWER ROOM:</u>	2.38m x 1.76m (7'10 x 5'10) Luxury white suite comprising suspended W.C with concealed flush, wash hand basin with vanity unit, tiled shower housing chrome mixer shower ceramic tiled floor and walls, chrome ladder radiator, extractor fan, fitted mirrors. Double glazed window to side.
<u>PARKING:</u>	Private space in electronically gated car park.
<u>LEASE:</u>	120 years unexpired
<u>SERVICE CHARGE:</u>	£2038.38 per annum
<u>COUNCIL TAX BAND:</u>	C – Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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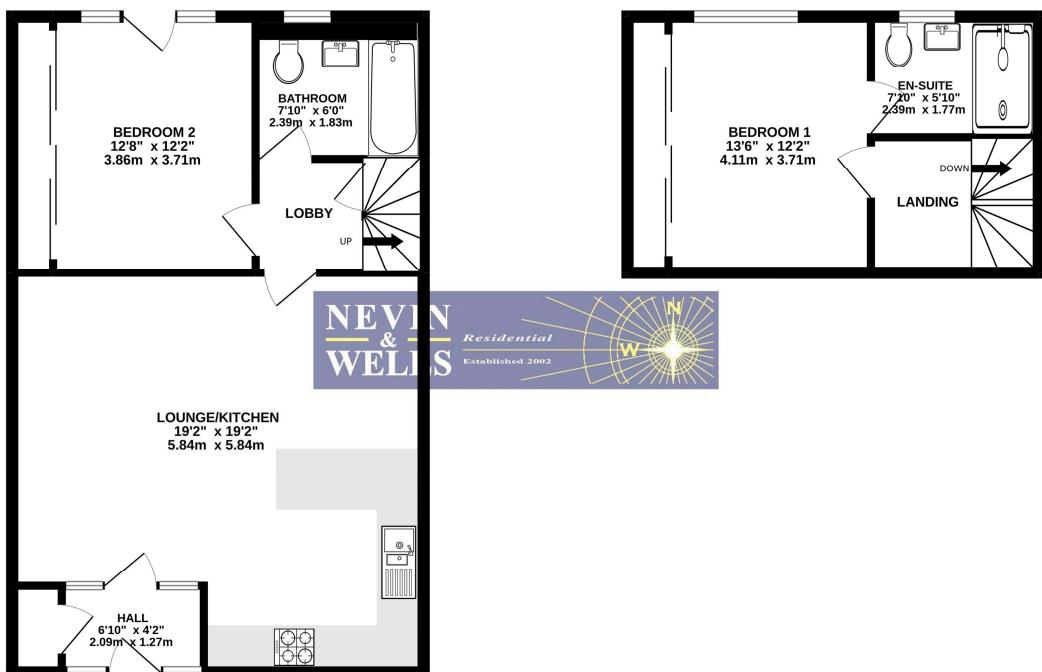
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FLOORPLAN

GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



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EPC



Property type:	Ground-floor maisonette
Total floor area:	84 square metres

Rules on letting this property

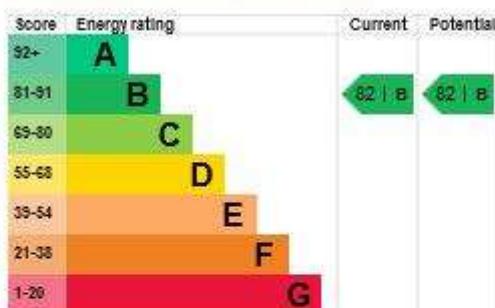
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60