



9, Vanners Parade Brewery Lane, Byfleet, Surrey, KT14 7RZ

Guide Price £218,000

- Top floor apartment
- Modern Kitchen
- Allocated parking space
- Situated In The Heart Of Byfleet Village
- Excellent Commuter Links
- One Double Bedroom
- Modern Bathroom
- Double Glazed
- Close To Shops And Schools

Vanners Parade Brewery Lane, Byfleet KT14 7RZ

This delightful top floor one-bedroom apartment offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a light and bright lounge that boasts a dual aspect, allowing natural light to flood the space, creating a warm and inviting atmosphere.

This property is ideal for individuals or couples seeking a stylish and low-maintenance home in a desirable location. With its convenient access to local amenities and transport links, this apartment presents an excellent opportunity for those looking to enjoy the vibrant community of Byfleet.



Council Tax Band: B



INTRODUCTION

This amazing apartment is situated on the top floor with large double glazed windows that are dual aspect providing a light and sunny apartment. It offers separate kitchen, bedroom and en-suite shower room. Perfect location for commuters as it is walking distance to Byfleet and New Haw Station, close to the A3 and M25.

ENTRANCE HALL

Communal entrance hall to the top floor with carpet and white walls. Wooden front door with secure entrance.

LOUNGE

13'3" x 15'8"

Lovely light and bright double aspect living room offers views of the trees and has a quiet and tranquil environment. Ample space to be versatile with your furniture benefiting from a seating area and a dining area. Sufficient down lights, two low voltage panel electric radiators, ample electrical sockets and a door leading to the kitchen.

KITCHEN

11'5" x 10'6"

Modern cream high gloss eye and base level cupboards, space for appliances including washing machine and under counter fridge/ freezer, part tiled walls with sufficient work top space, brick tiled splash back, electric oven with hob, down lights and opening to the lounge.

BEDROOM

6'0" x 5'8"

Modern bedroom that offers an abundance of natural light from the large double glazed window, built in cupboards, down lights, panel radiator, laminate floor and door leading to the bathroom.

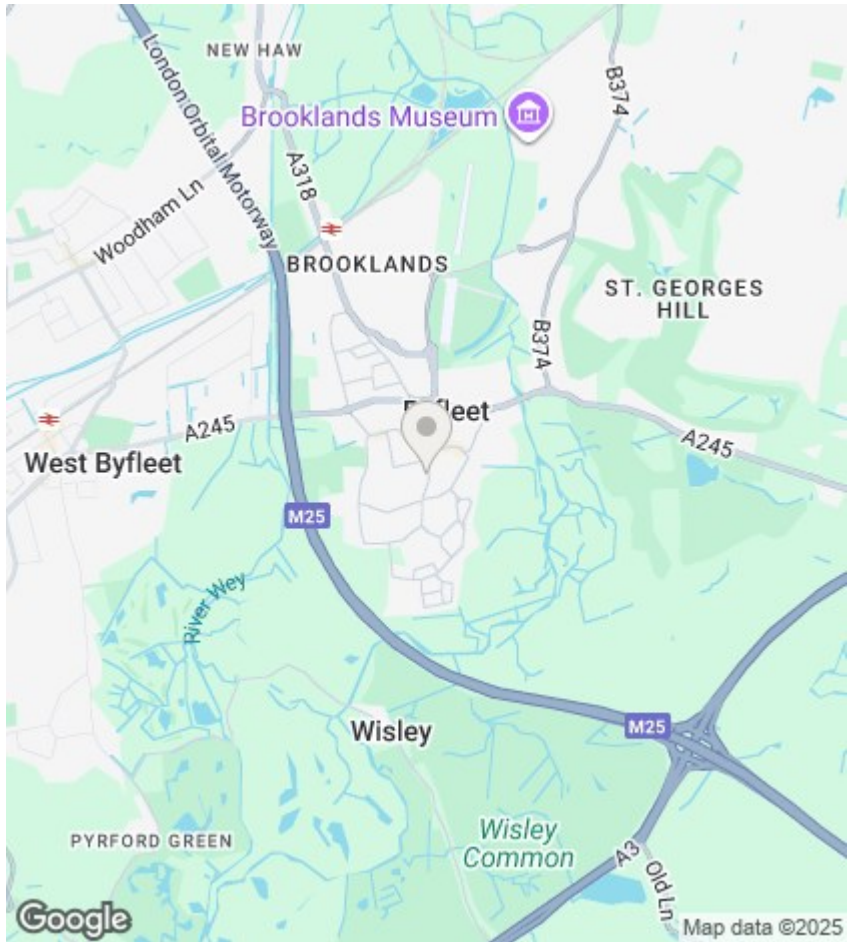
BATHROOM

8'4" x 4'6"

Beautiful floor to ceiling tiled bathroom with large walk-in shower enclosure, modern, contemporary tiles and double glazed window with obscured glass. Large matching white handbasin and toilet both built-in to a vanity unit. Heated towel rail and large built in cupboard housing the hot water tank.







Directions

Byfleet & New Haw Walk south-west towards Byfleet Rd/A318 197 ft Turn left onto Byfleet Rd/A318 Continue to follow A318 0.4 mi Slight right onto Oyster Ln Go through 1 roundabout At the roundabout, take the 1st exit onto High Rd Turn right Destination will be on the left KT14 7RZ, Byfleet,

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 389 SQ.FT. (36.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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