



5, 135, High Court High Road, Byfleet, KT14 7RX

Price Guide £320,000

- Modern two bedroom first floor apartment
- Impressive lounge with bay window
- Gas central heating and double glazed throughout
- End of chain

# 5, 135, High Court High Road, Byfleet KT14 7RX

Two double bedroom, two bathroom, first floor apartment situated in the heart of Byfleet Village.

Convenient for excellent transport links, local shops and easy access to Surrey Wildlife Trust Land for walks in 140 acres of public use nature reserve. End of chain.



Council Tax Band: C





### Entrance

Secure entry system with carpeted staircase leading to the first floor and landing, door leading to the apartment.

### Hallway

Neutrally decorated hallway with laminate flooring, large double cupboard housing the water tank, fuse box and ample space for the ironing board and Hoover. Doors leading to the kitchen, bedrooms, bathroom and lounge.

### Lounge

Large lounge with a superb bay window overlooking the communal gardens, this light and bright lounge is neutrally decorated, radiator, modern laminate flooring and two central ceiling lights. Door leading to kitchen.

### Kitchen

Well designed kitchen that offers a vast amount of matching wood effect eye and base level cupboards, formica work top and tiled splash back. Boiler discreetly housed in a matching cupboard. Four burner gas hob, electric oven, extractor fan, integrated fridge/freezer, dishwasher and space for washing a machine. Stainless steel bowl and 1/2 with drainer situated below a double glazed window.

### Master bedroom

Situated at the rear of the property, this lovely size master bedroom benefits from a double glazed window overlooking the communal gardens, carpet, central ceiling light, radiator and door leading to en-suite.

### En-suite to master

Modern en-suite comprising of a shower cubicle, low level toilet and built in hand basin with chrome mixer taps, extractor fan, white heated towel rail, tiled floor, shaving point, mirror and bathroom wall light.

### Bedroom two

Double bedroom situated at the rear of the development overlooking the gardens, carpets, central ceiling light, ample electrical sockets, television aerial and radiator.

### Bathroom

Modern, luxury bathroom with a large white bathroom suite comprising of a panelled bath with thermostatic shower attachment, tiled enclosure with a shower screen, low level toilet and built in hand basin, extractor fan, heated towel rail, tiled floor, walls part tiled with decorative border.

### Communal gardens

Mostly laid to lawn with established flower beds and shrubs. Gate to car park and access to shared storage shed.

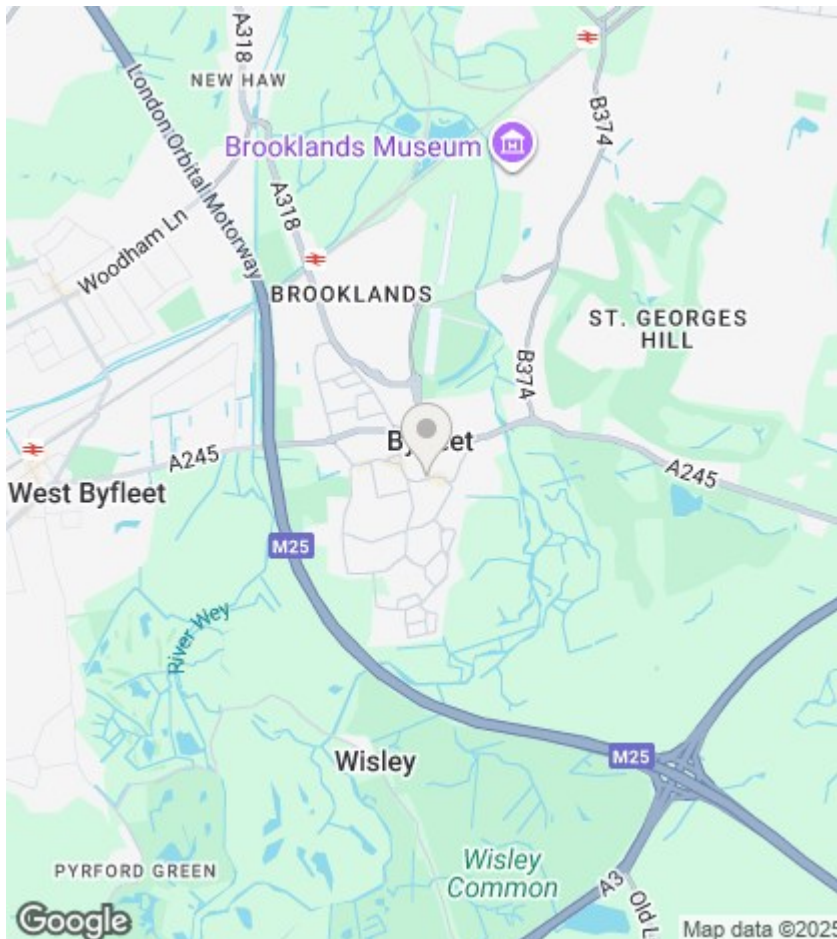
### Car park

1 car park space with further visitor bays









## Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 3rd exit onto High Rd. At the roundabout, take the 1st exit and stay on High Rd. High Court.

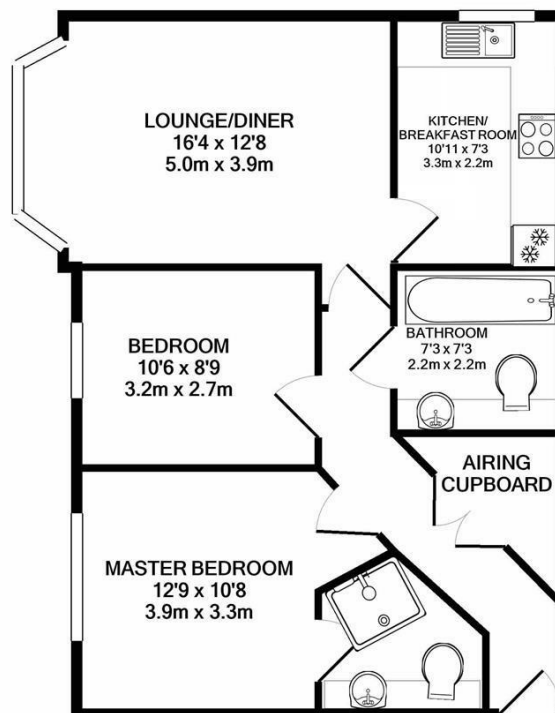
## Viewings

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		80	81
(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 661 SQ.FT. (61.4 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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