



Summer Close, Byfleet, West Byfleet, Surrey, KT14 7RY

Asking Price £400,000

A ground floor 2 bedroom apartment in this modern, private gated development set in an idyllic rural setting with views over Surrey Wildlife Trust land. 2 located parking spaces to the front.



## DESCRIPTION

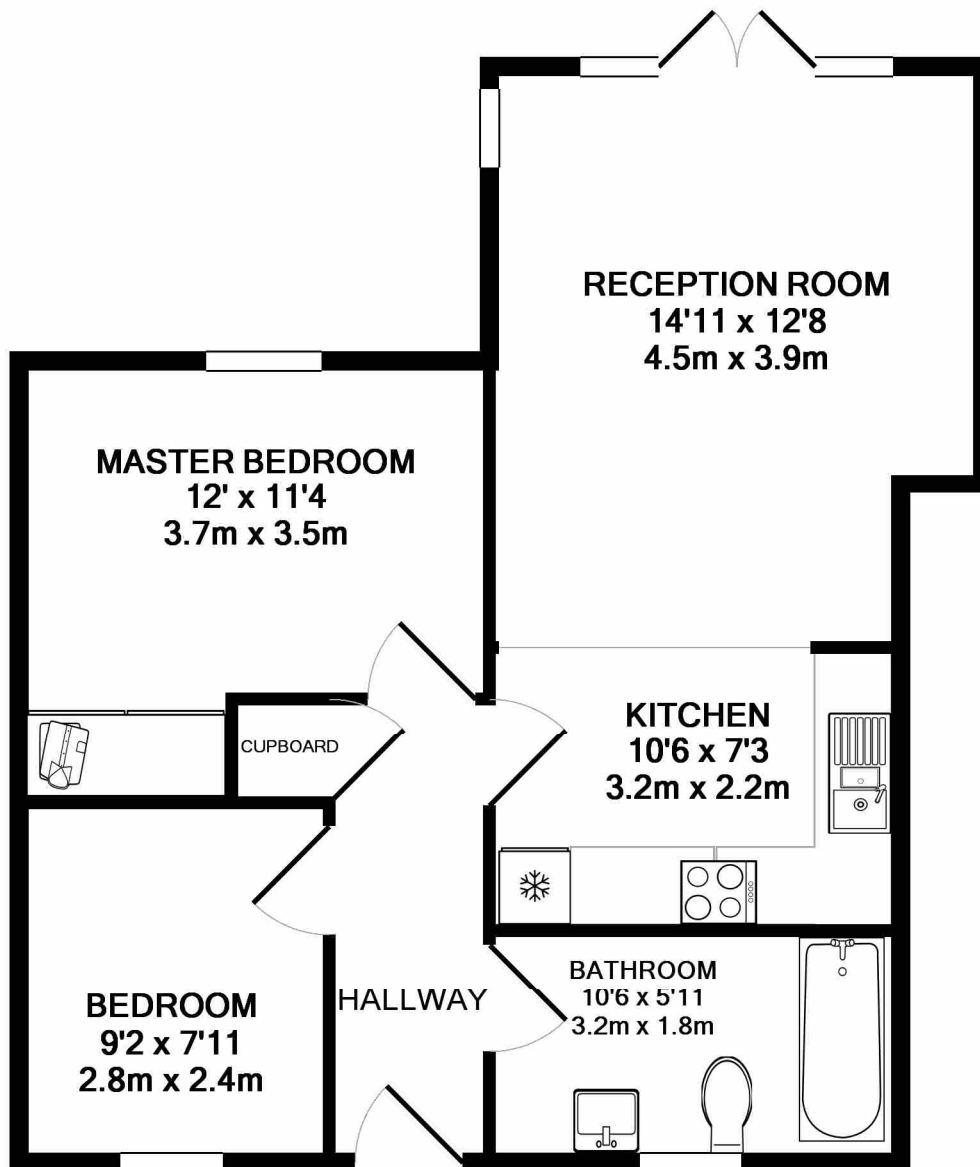
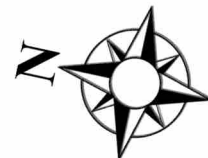
A ground floor 2 bedroom apartment in this modern, private, secure gated development set in an idyllic rural setting with views over Surrey Wildlife Trust land. The property has direct access from the reception room on to communal gardens, an open plan kitchen, two bedrooms and a large bathroom. Further benefits include: Own entrance, wooden flooring, two allocated parking spaces to the front and further additional visitor parking. Situated close to local shops with a Co-op and Marks and Spencer nearby and commuting distance to London

## AT A GLANCE

- Ground Floor
- Private entrance
- 2 Bedrooms
- With views over Surrey Wildlife Trust land
- Two allocated parking spaces
- Communal bin stor
- Visitor Parking
- Private drive

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.5 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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**COUNCIL TAX-** C  
**LOCAL AUTHORITY** Woking  
**SERVICE CHARGE -** £1423.44  
**LEASE-** 131 years

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