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Guildford Road
Chertsey, Surrey

Johnson & Jones

12a Guildford Road Chertsey, KT16 9BJ

Guide Price £244,000

With Chertsey Railway Station moments away, and the Town Centre just a short walk beyond, we have this fantastic example of Victorian conversion apartment boasting its own private garden, allocated off street parking and no onward chain!

As you enter we have a beautifully bright lounge with a lovely feature fireplace and plenty space for a dining table. The kitchen is segregated, but open plan to this area, with an array of fitted cabinets and plenty of worksurface space. The bedroom is a fantastic size, spanning the entire width of the building! We have two sash windows and plenty of space for wardrobes or even a desk for those who need to work from home. Lastly we have the shower room which has been lovingly upgraded by the current owner to include metro tiling, chrome fixtures and a huge walk in shower.

Externally the property boasts its on private and enclosed patio garden, providing a great space for entertaining or relaxing in the summer months. There is one allocated parking space and a further guest space only shared with one other property. Further benefits include a huge loft space which could potentially be converted into more bedrooms (stpp) and a share of freehold! Ticking so many boxes, we are anticipating this one to get snapped up very swiftly.

Tenure: Share of Freehold

Ground Rent: £0.00 pa

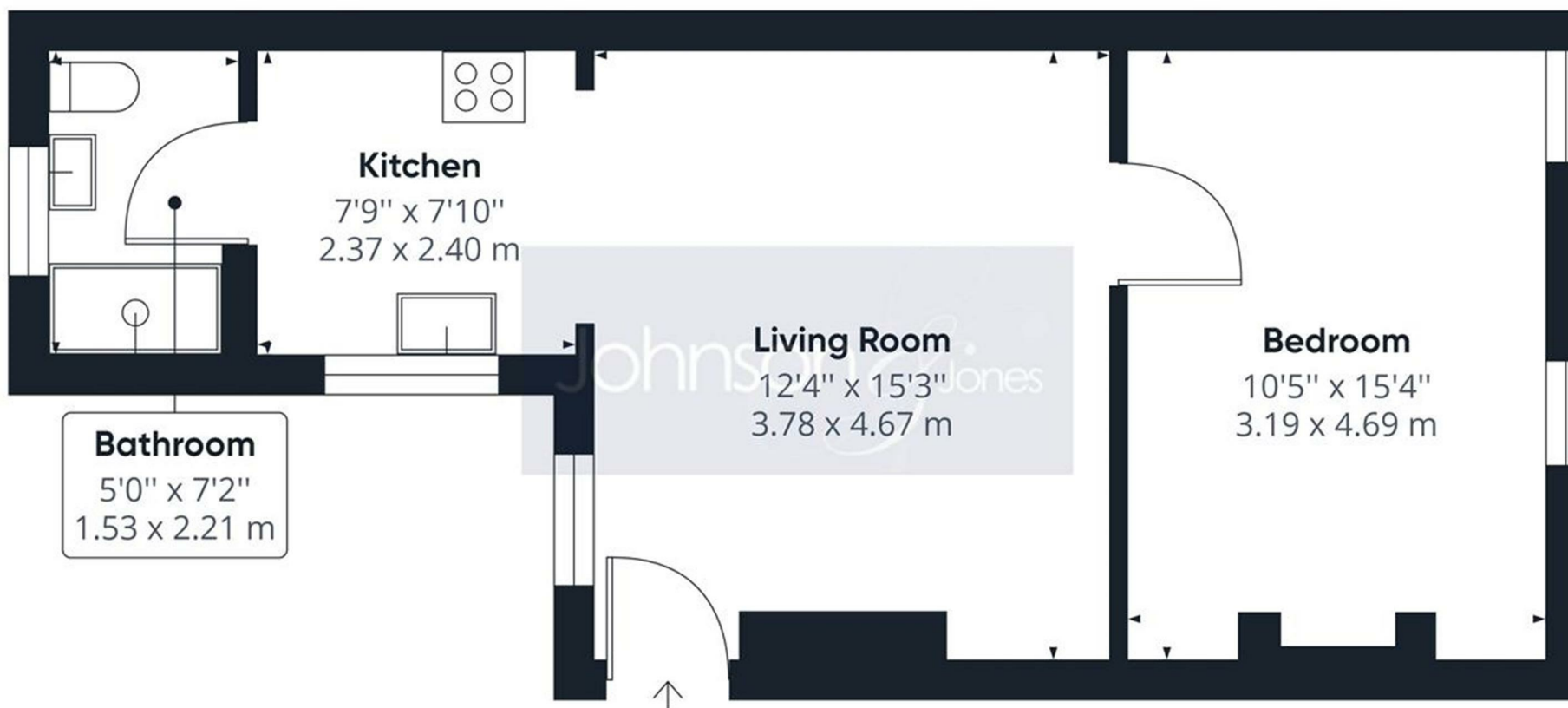
Service Charge: 50% Split

Council Tax: Band C - £2,115.61



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area⁽¹⁾

450.02 ft²

41.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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