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Pretoria Road  
Chertsey,

Johnson & Jones



# 82 Pretoria Road Chertsey, KT16 9AZ

**Guide Price £210,000**

Welcome to this charming apartment located on Pretoria Road in Chertsey! This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests. The apartment features one cosy bedroom, ideal for a peaceful night's sleep, and a modern bathroom for your convenience.

Built in 2008, this apartment offers a contemporary living space with a total of 494 sq ft. The ground floor location provides easy access, with patio doors opening up to a private patio area with a communal garden beyond, surrounded by lush greenery, creating a tranquil outdoor retreat.

One of the standout features of this property is the solar hot water heating and underfloor heating throughout, ensuring a warm and eco-friendly living environment. The bathroom adds a touch of luxury with its white suite & chrome fixtures.

The fully fitted kitchen is a highlight of this apartment, featuring modern appliances and ample storage space. A generous storage cupboard and a separate utility cupboard housing a washing machine offer practical solutions for everyday living.

With an allocated parking space, you'll have peace of mind knowing your car is secure. The location of this apartment is also a major plus, with a short walk to the railway station and the town centre, providing easy access to amenities and transportation.

Don't miss out on the opportunity to make this stunning chain free apartment your new home. Book a viewing today and experience the comfort and convenience this property has to offer!

Tenure: Leasehold

Lease Length: Circa 109 Years Remain

Service Charge: £1,200.00 Per Annum

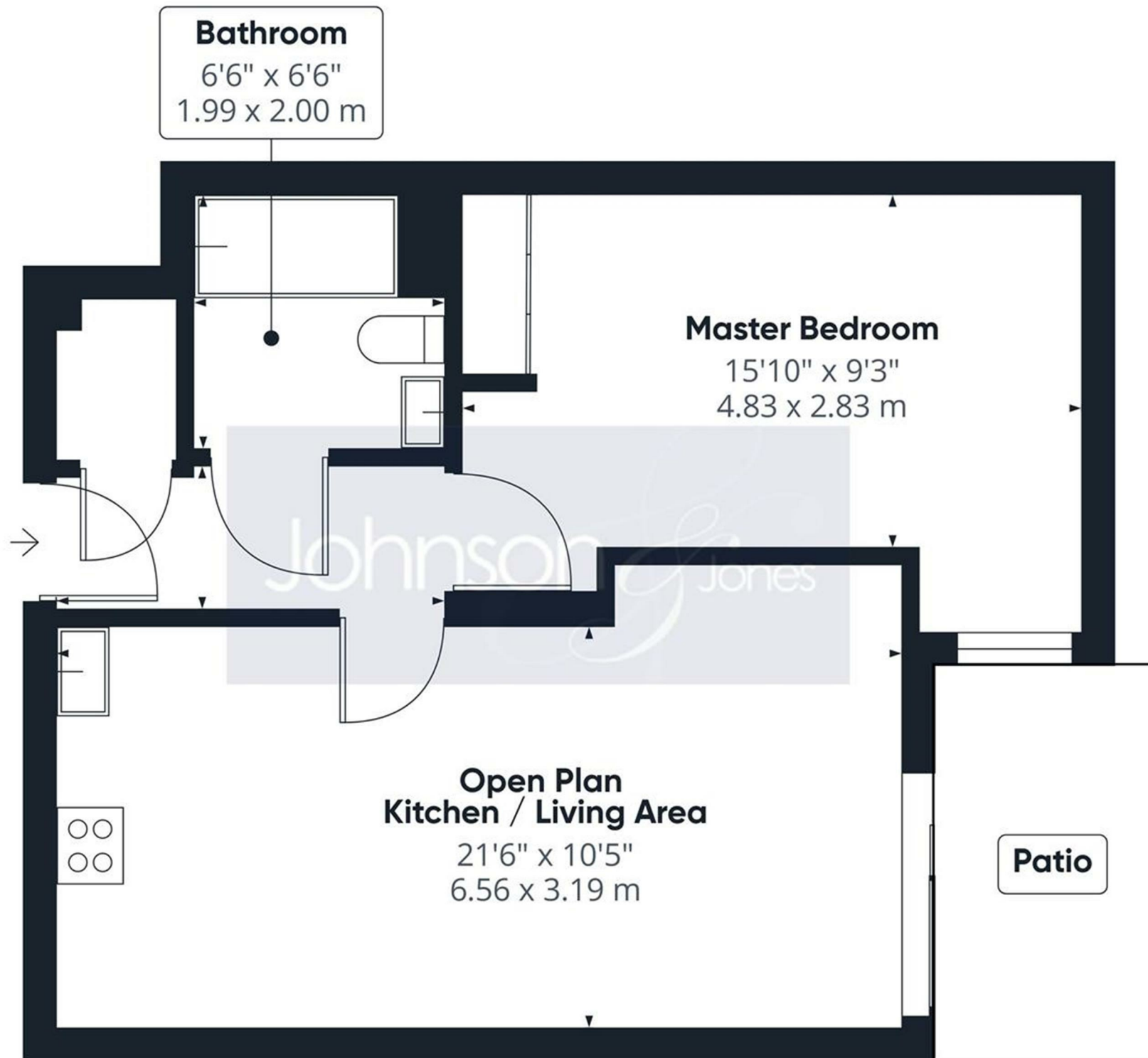
Ground Rent: £460.00 Per Annum



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<sup>(1)</sup>

494 ft<sup>2</sup>

45.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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