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**Hazelbank Court**  
**Chertsey,**

**Johnson & Jones**



# 26 Hazelbank Court Chertsey, KT16 8PE

**Guide Price £219,950**

Johnson & Jones are delighted to present Hazelbank Court, a charming ground floor apartment located in the heart of Chertsey.

This spacious residence offers a generous 742 square feet of living space, featuring two large double bedrooms, both equipped with fitted wardrobes, providing ample storage for your belongings. The property boasts a well-proportioned dual aspect reception room, perfect for relaxation or entertaining guests.

This apartment is in need of renovation throughout, presenting a wonderful opportunity for buyers to personalise the space to their taste and style. The property is vacant & chain-free, allowing for a smooth and straightforward purchase process.

One of the standout features of this home is the recently installed gas central heating system, complete with radiators throughout and an economical combination boiler, ensuring warmth and comfort during the colder months. The apartment also benefits from step-free access, making it suitable for all abilities.

Outside, residents can enjoy beautifully maintained communal gardens, providing a serene environment to unwind. Parking is abundant, with plenty of space for your vehicles, and the unique addition of a garage in an adjacent block, along with a brick-built lock-up store, adds further convenience.

The lease for this property has been extended to an impressive 999 years as of 2009, with approximately 967 years remaining, offering peace of mind for future owners.

In summary, this apartment at Hazelbank Court presents an excellent opportunity for those looking to invest in a property with great potential in a desirable location. With its spacious layout, convenient amenities, and the chance to create your dream home, this property is not to be missed.

Tenure: Leasehold

Lease Length: Circa 967 Years Remaining

Service Charge: £3,836.32 Per Annum

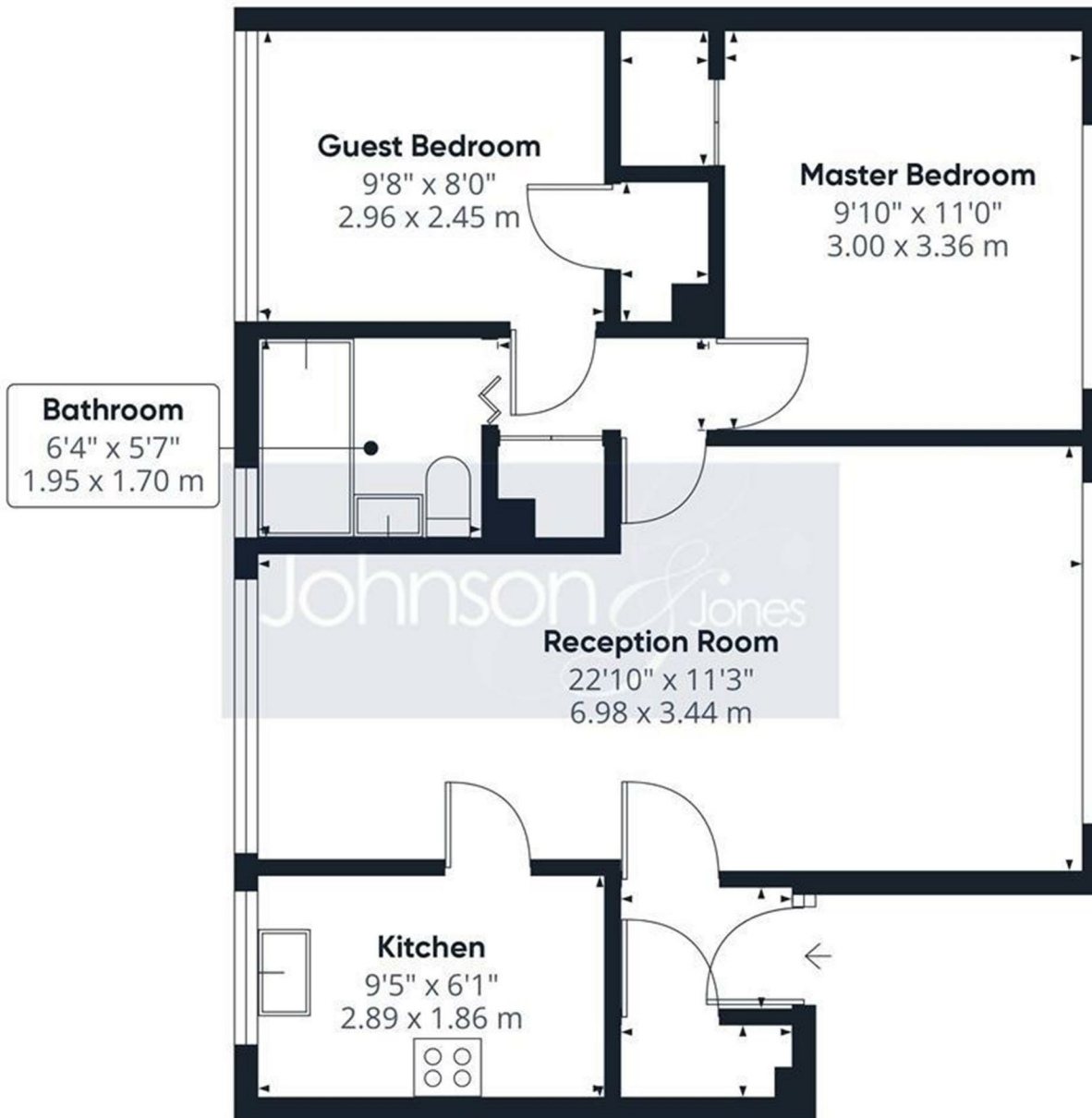
Ground Rent: £0.00 Per Annum



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.







Floor 0 Building 1



Floor 0 Building 3



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

741.33 ft<sup>2</sup>

68.87 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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