



01932 560777  
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Gogmore Lane  
Chertsey, Surrey

Johnson & Jones



# Flat 9, Premier House Gogmore Lane Chertsey, KT16 9GL

**Guide Price £315,000**

Fitted out to the highest standard, we are pleased to present Premier House's Penthouse Apartment with its cabrio velux balconies', huge square footage spanning two floors and a dual aspect living space keeping it beautifully bright all year round.

As we enter we have a spacious lower floor hallway which has access to the guest w/c. Leading up the stairs we have the main living space which has a spacious seating area. The kitchen is beautifully fitted with integral appliances and there is plenty space for a dining area. With LED recessed lighting and herringbone flooring this area certainly boasts the wow factor. Both the master and second bedrooms are very comfortable double rooms, both with access into very handy eve's storage areas. A particular stand out feature in these rooms are the cabrio velux balconies', which close up like a velux window, then once opened fold out into balconies! Lastly we have the family bathroom which is fully tiled with chrome fixtures and a contemporary white suite.

Located right in the heart of Chertsey this fantastic property is ideally suited for those looking to be close to Chertsey High Street, Railway Station and its boutique mix of shops, bars and restaurants. Further benefits include an internal cycle store, a lift service and a small communal patio garden. With so many unique features, a sought after location and immaculate decor, early internal inspection is highly recommended.

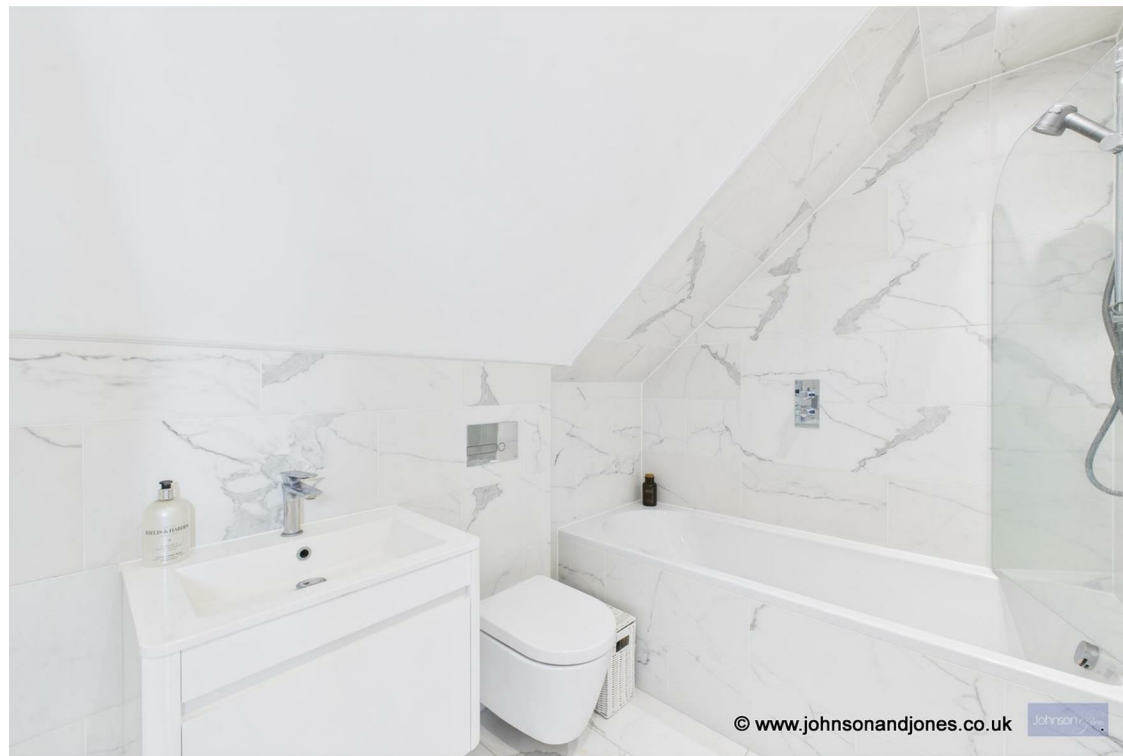
Lease Length: 250 years from 1st April 2020

Service Charge: £1,626 per annum (last year approx.)

Ground Rent: £350 per annum

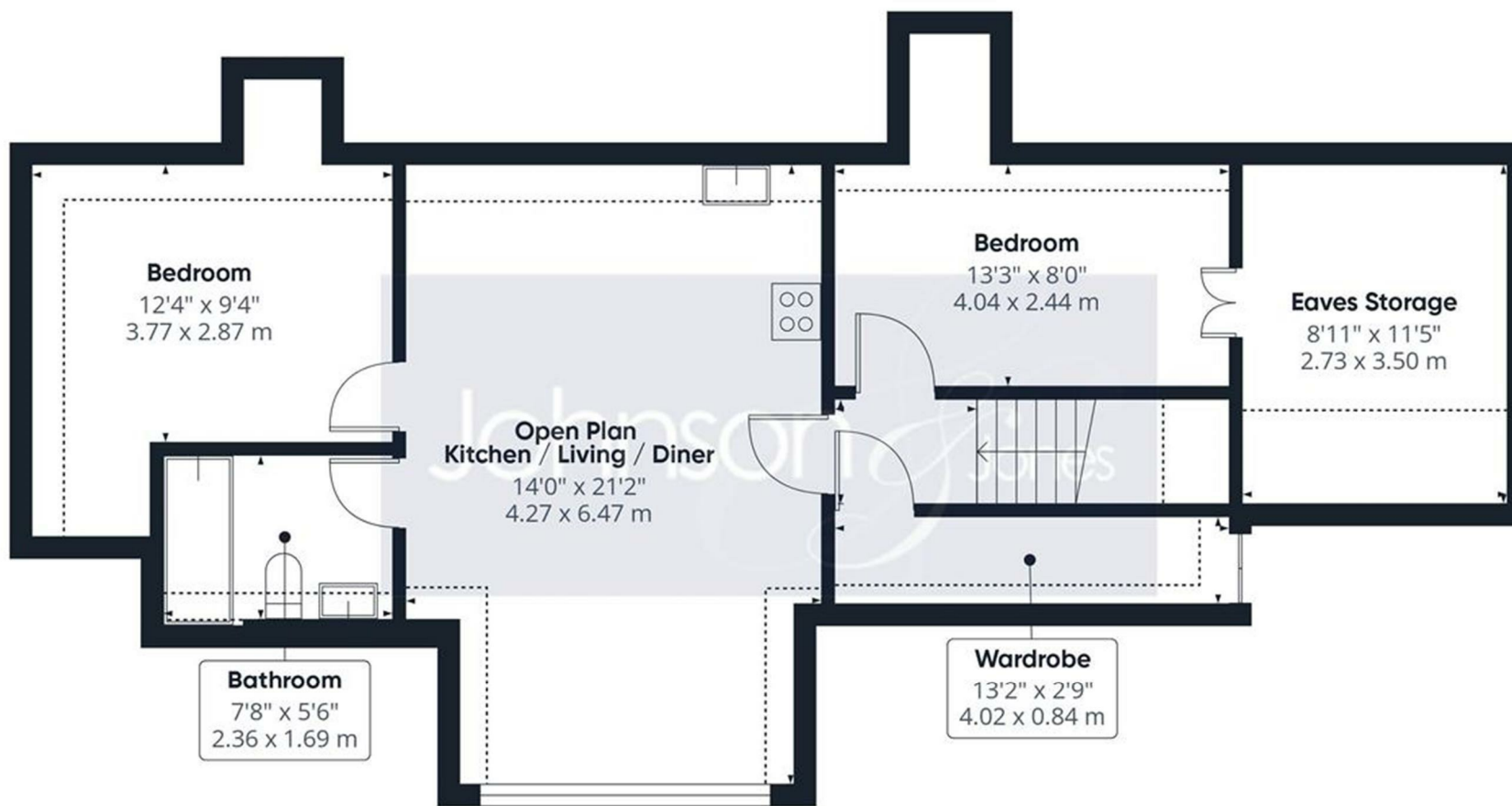


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0



Floor 1



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

846 ft<sup>2</sup>

78.6 m<sup>2</sup>

**Reduced headroom**

219 ft<sup>2</sup>

20.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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10 London Street, Chertsey  
Surrey, KT16 8AA

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