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Gogmore Lane  
Chertsey, Surrey

Johnson *J* Jones

# Premier House, 16 Gogmore Lane Chertsey, KT16 9GL

**Guide Price £199,950**

Positioned in an elite central enclave just moments from the vibrant town centre and railway station, we are proud to unveil this stunning first-floor masterpiece. This residence hasn't just been maintained; it has been engineered to a standard of luxury that sits in a league of its own.

Step into a world of refined elegance where rich hardwood herringbone flooring guides you through a sprawling open-plan living space. The atmosphere is defined by a sophisticated lighting design, featuring a combination of discreet recessed LED spotlights and dramatic tray ceiling lighting, creating a sense of height and undeniable opulence.

The kitchen is a triumph of modern minimalism, boasting contrasting handleless cabinetry that blends seamlessly into the decor for a sleek, furniture-like finish. A mirrored glass splashback not only adds a touch of glamour but cleverly reflects light to enhance the illusion of a grander, more expansive space.

The bedroom is a serene retreat, elevated by bespoke recessed wardrobes that offer streamlined storage without compromising on space. The en-suite is a true showstopper, clad in luxury marble tiling and featuring high-end fixtures including a recessed cistern and a chic floating sink with integrated storage—all accessible via the convenience of a passenger lift to your front door.

Perfectly placed for the modern professional, you are situated in the very heart of Chertsey. Whether it's a morning coffee in the town centre or a fast commute from the nearby railway station, everything is within a "moment's walk" of your doorstep. This is a rare opportunity to secure a home that significantly outperforms the local market average. Early viewing is imperative.

Tenure: Leasehold

Lease Length: Circa 244 Years Remaining

Ground Rent: £235.00 Per Annum

Service Charge: Circa £1,300.00 Per Annum

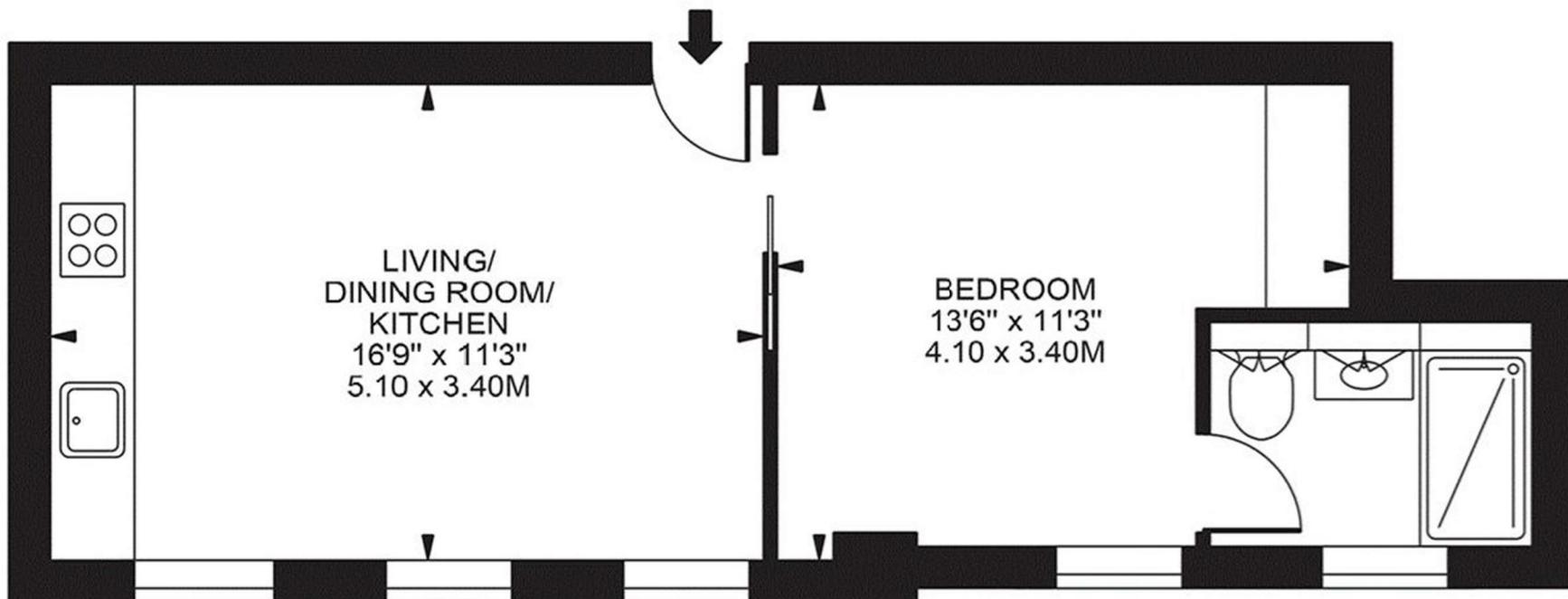


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.



# PREMIER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 361 SQ FT - 33.50 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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