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Charles House
Chertsey,

Johnson & Jones

37 Charles House Chertsey, KT16 9GT

Guide Price £289,950

With a deed of variation on the lease, a ground rent capped at £250, and having been beautifully renovated by the current owners, this is quite possibly the highest specification apartment within the ever-popular Phoenix Plaza development that we have seen to date!

Upon entering, the high standard is immediately apparent, with contemporary washed oak flooring running from the hallway into the living space. By far the showpiece of the property is the kitchen. All of the appliances are integrated; we have under-cabinet lighting and a number of USB sockets fitted. A large centre island offers extra storage, seating for four, and stunning white marbled quartz work surfaces.

The living space continues to impress with plenty of space for entertaining or relaxing alike, with floor-to-ceiling sliding doors offering a westerly aspect over the landscaped communal courtyard gardens. Both the master and second bedrooms are very comfortable doubles, and the bathroom is equally as high in specification. Boasting a white three-piece suite with a shower above the bath and neutral tiling.

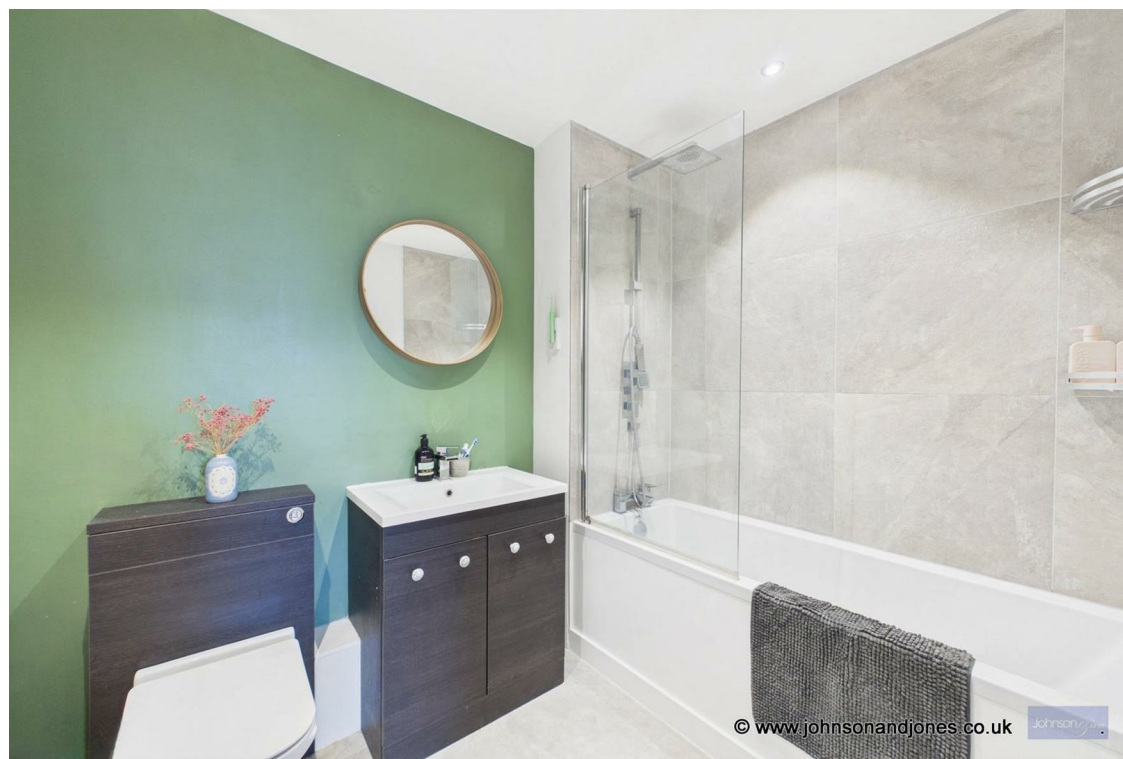
Externally, the gardens are gated with a selection of seating areas to enjoy throughout the summer months. We have an allocated parking space in the underground car park, and for commuters the development is right on the doorstep of Chertsey Railway Station. The Town Centre is only a short walk away, and there is a lovely selection of bars and restaurants within striking distance. For the energy-conscious, you will be pleased to know the property is a B on the Energy Performance Certificate, making it a very efficient property to run.

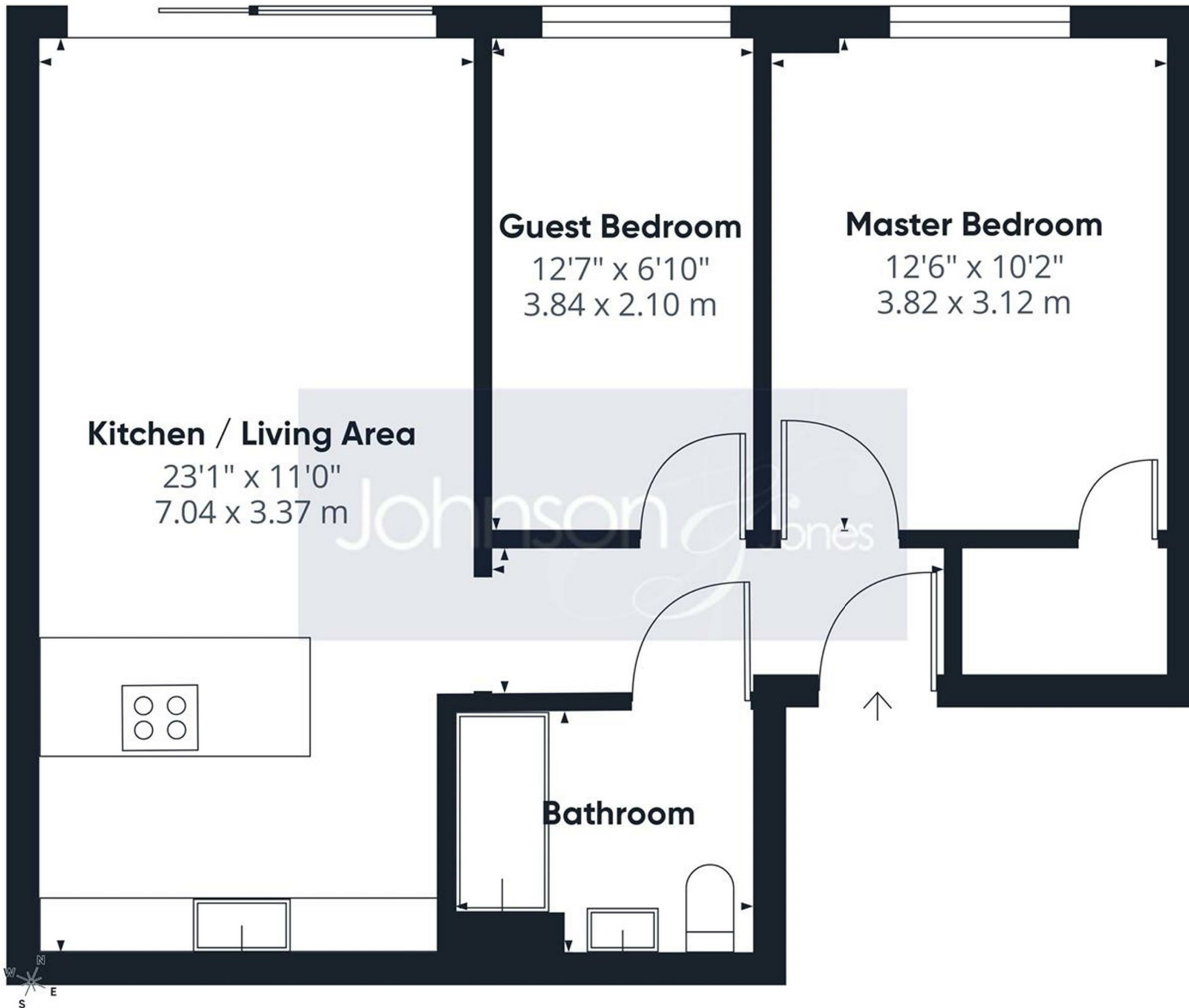
We truly cannot fault this fantastic property and certainly do not expect it to be available for long! An early internal inspection is a must to appreciate how fabulous this apartment really is!

Lease Length: 229 Years Remaining
Ground Rent: £250 Per Annum
Service Charge: £2,315.02 Per Annum
Parking Ground Rent: £100 Per Annum
EPC Rating: B (82)



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⁾

577 ft²

53.7 m²

(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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