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**Guildford Street
Chertsey, Surrey**

Johnson & Jones

Flat 4 Charles House Guildford Street Chertsey, KT16 9GT

Guide Price £245,000

Located on Guildford Street in the charming town of Chertsey, this rarely available ground-floor apartment offers an exceptional opportunity for discerning buyers. With its own private front door and enclosed garden, this residence offers a unique sense of independence, combining daily convenience with a peaceful outdoor retreat.

Stepping inside, a spacious central entrance hall sets a welcoming tone for the rest of the home. The impressive open-plan lounge and dining area serves as the heart of the apartment, where lofty ceilings create a remarkably bright, airy, and inviting atmosphere. Cleverly tucked around the corner, the modern kitchen provides a sleek, functional space for culinary pursuits while maintaining a subtle separation from the main living area.

Both bedrooms are comfortably proportioned and benefit from the same generous ceiling heights and large picture windows that flood the rooms with natural light. The master bedroom is particularly noteworthy, featuring bespoke fitted wardrobes that maximize storage while adding a touch of elegance. The contemporary bathroom is finished with a crisp white suite, stylishly complemented by matte black and chrome fixtures for a sleek, modern look.

Practicality is a major highlight here, with the apartment benefiting from a long lease and service charges notably lower than standard for the development. Added peace of mind comes from an allocated parking space within a secure, gated undercroft.

Priced to sell and offered with no onward chain, this delightful home is a must-see. Early viewings are highly recommended to fully appreciate its charm, space, and superb location.

Tenure: Leasehold
Lease Length: Circa 231 Years Remaining
Service Charge: £2,904 Per Annum
Ground Rent: £250 Per Annum
Parking Space: £100 Per Annum



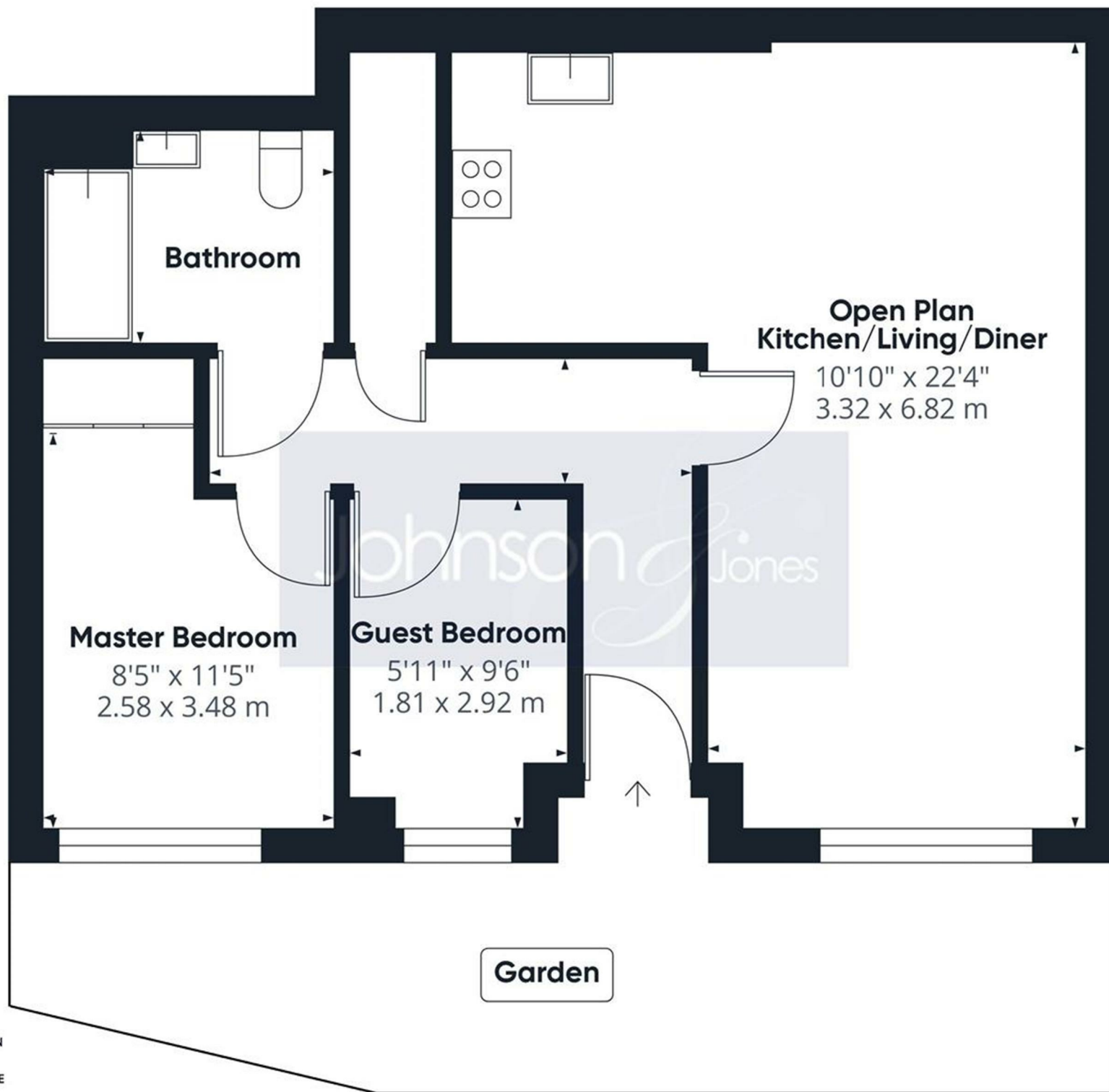
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Approximate total area⁽¹⁾

604 ft²

56.1 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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