

FOR SALE



Pretoria Road, Chertsey

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £325,000





Recently refurbished throughout this property offers two double bedrooms with the principle bedroom accommodating an en suite and fitted wardrobes; a stunning fitted kitchen within the open plan living area, adjoining the entrance hall is the second bathroom both of which are bespoke designed.

- Bespoke Designed Bathrooms
- Allocated Parking
- Ideal Investment
- Private Balcony
- Noise Cancelling Floor Lining
- Recently Refurbished
- Elevator Access

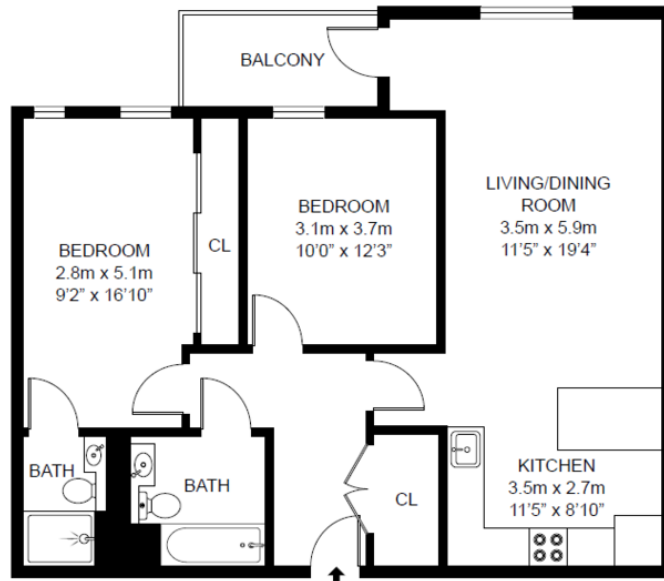
Other benefits include a private balcony, internal storage cupboard, elevator access, sound suppressing floor lining adding to your privacy; allocated parking and bike storage .

Chertsey Town Centre offers access to a variety of amenities, bars and restaurants. Within walking distance are highly regarded schools such as Sir William Perkins and Salesian School, Chertsey train station allows access into London, the M25 is two miles away so you have multiple travel options.

Viewings are strongly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROSS INTERNAL AREA
 UNIT: 862.5 sq ft, 80.1 m²

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Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.