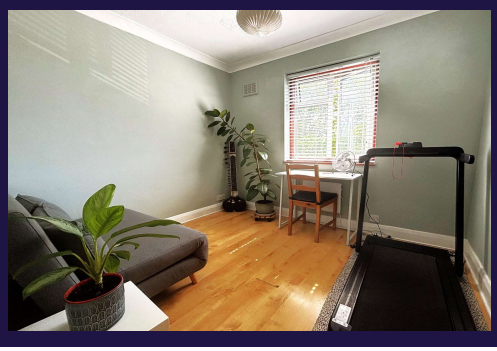
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Offers in excess of £200,000





The generous reception room provides ample space for both living and dining, creating a comfortable setting for relaxing or entertaining. A separate modern fitted kitchen offers plenty of storage and worktop space, making it both practical and functional for everyday living.

There are two generously sized double bedrooms, each filled with natural light and offering comfortable accommodation. A stylish modern bathroom completes the internal layout.

Combining spacious accommodation, a private entrance, two double bedrooms, a modern bathroom, and a convenient location, this attractive apartment offers an excellent opportunity to enjoy comfortable and well-connected living.

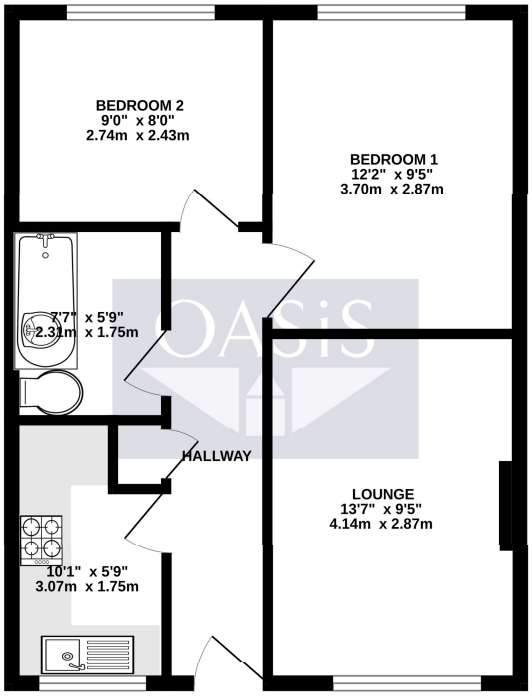
With a potential yield of 8.4% this would make an excellent investment.

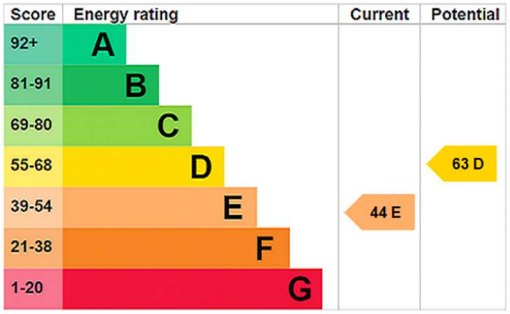
Property Profile

- Second floor apartment
- Two double bedrooms
- Living/dining room
- Separate kitchen
- Modern bathroom
- Leasehold with 100 years remaining
- Insurance charge £115 pa
- Gutter charge £65 pa
- Potential rental income £1400pcm
- Potential yield 8.4%
- Spelthorne Borough Council Tax Band C

The apartment is close to local shops and Addlestone is nearby with the Light Cinema complex, restaurants and larger shops. West Byfleet station is 1 mile away, and Byfleet and New Haw station is 1.8 miles away.

SECOND FLOOR FLAT
497 sq.ft. (46.2 sq.m.) approx.





TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment via our Staines Office:

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