CURCHODS







Flat 3 Hamilton Place, 50 Old Woking Road

West Byfleet, Surrey, KT14 6HS

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Guide Price £400,000

Share of Freehold



Occupying a desirable first-floor position within an exclusive gated development, this beautifully presented two-bedroom apartment offers spacious, light-filled accommodation in a peaceful setting.

The impressive dual-aspect sitting/dining room opens onto a private balcony creating an ideal space for relaxing or entertaining. The contemporary kitchen is well equipped with an excellent range of fitted units, built in appliances and generous worktop space.

The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second double bedroom also has fitted wardrobes and is served by a modern family bathroom. Further features include a welcoming entrance hall with excellent storage, beautifully maintained communal gardens, allocated parking and secure gated access with entry phone system for that extra peace of mind.

Ideally suited to professionals, downsizers or those seeking a low-maintenance lifestyle in a prestigious setting.





EPC C | Council Tax Band

Charges:

Service Charge - approx. £190 per month which includes building insurance, maintenance of the grounds and communal areas

Key Features

- Share of Freehold
- Sought-after central West Byfleet location
- Spacious first floor apartment (approx. 864 sq ft)
- Two double bedrooms with fitted wardrobes
- Ensuite to the principal bedroom and family bathroom
- Principal bedroom with en-suite shower room
- Private balcony and communal gardens
- Allocated parking
- Gated development with entry phone system
- Great for the commuter – close to West Byfleet train station
- Handy for the M25 and A3

Location

Hamilton Place enjoys an enviable position just moments from the heart of West Byfleet, offering exceptional convenience for the area's excellent amenities. These include Waitrose, a Health Centre, a variety of independent shops, cafés and restaurants, together with West Byfleet mainline station, which provides a fast and frequent service to London Waterloo in under 30 minutes.

For leisure enthusiasts, there are several highly regarded golf courses nearby, along with the world-famous RHS Garden Wisley. The property also benefits from excellent road connections, with easy access to the A3, M25, Heathrow and Gatwick airports, making it ideal for both commuters and those who travel

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals.



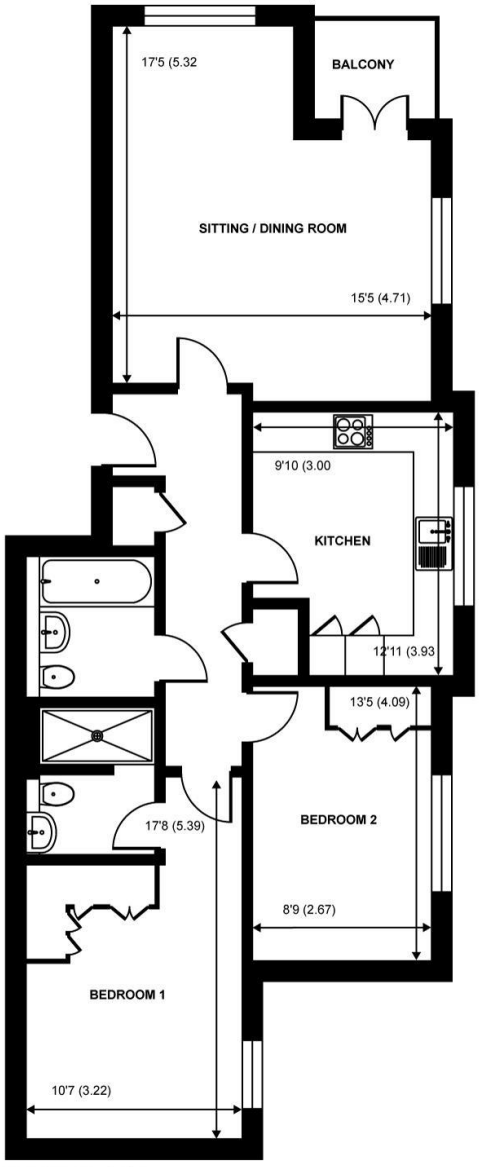




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Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



FIRST FLOOR

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