CURCHODS







Flat 4 Rosemount House, Rosemount Avenue

West Byfleet, Surrey, KT14 6LH

2 Bedrooms | 1 Bathroom | 1 Reception Room

Offers In Excess Of £300,000

Leasehold







Rosemount House is a collection of 33 luxury apartments that were finished in January 2025. We offer for sale a beautifully crafted two-bedroom ground floor apartment blending contemporary design with luxurious finishes. Offering 744 sq ft of thoughtfully designed living space, this home features engineered wood flooring, expansive wall-to-wall windows, and a sleek open-plan layout.

The kitchen is a true statement with its contemporary German design, quartz worktops, and fully integrated Bosch appliances.

Both bedrooms are comfortably carpeted, while the bathroom is finished to a boutique hotel standard with porcelain tiling, brushed black fittings, and ambient LED lighting.

With a secure video entry system, EV chargers, secure bike storage, and an ICW 10-year warranty, this apartment promises both sophistication and peace of mind.

EPC D | Council Tax Band D

Charges (if applicable):

Service charge - £2,0000pa - this includes cleaning windows, grass cutting and general maintenance.

Key Features

- Contemporary German-designed kitchen with quartz worktops & integrated Bosch appliances
- Engineered wood flooring to living areas and hallways
- Porcelain fully tiled bathrooms with LED-lit niches & brushed black fittings
- Wall-to-wall window views creating a light-filled living environment
- Two double bedrooms with fitted carpets
- EV charging points and secure bike storage
- Covered by a 10-year ICW warranty (issued 1/1/2025)
- Walking distance to West Byfleet shops and train station
- Handy for the M25 and A3

Location

Rosemount House is located in one of West Byfleet's most convenient locations due to its proximity to the train station which provides a frequent service to London Waterloo with a fast train service in 30 minutes and Woking Station, with a wider selection of routes is approximately a 10-minute drive away. The shops are literally on your doorstep and there is a health centre and plenty of country and riverside walks. Both the M25 and A3 are easily accessible with links to Heathrow and Gatwick airports.

Additional Information

Our client has advised the property has mains drainage, water, electricity and mobile and broadband signals. The heating supply to the property is electric. There is a 10 year ICW warranty in place that was issued on 1/1/25. The building does have cladding and there is an EWSI Certificate in place. There is no restriction on pets.



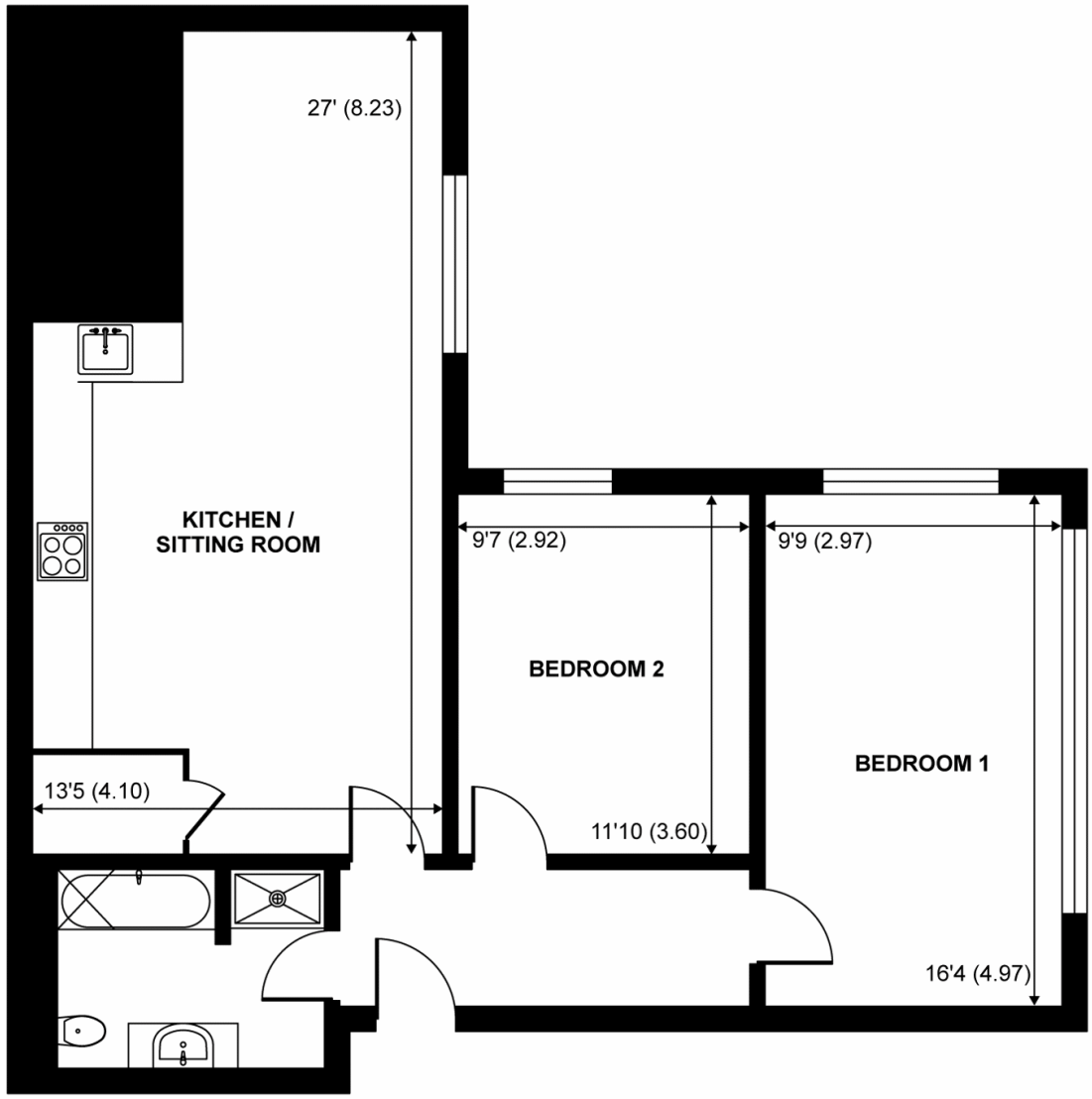




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Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1325053

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