

£290,000 Leasehold

Keel, Bridge Wharf, Chertsey, Surrey KT16 8LU



- Second Floor
- Dual Aspect Reception Room
- Parking Space
- Approx. 718 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

A well-presented, top-floor flat which features a spacious, dual-aspect reception/dining room with doors that lead out onto an east/south-east-facing balcony. The kitchen is naturally-lit and semi-open-plan, the bedrooms are both doubles with fitted wardrobes and additional cupboard space has been provided in the generously-sized entrance hall. The energy-efficiency rating is good, thanks to well insulated walls and roof, double glazing and gas central heating. Keel forms part of a riverside development very close to Chertsey Bridge. The town centre is within comfortable walking distance and the railway station (for services between Weybridge and London Waterloo) can be easily reached via bus or bike. The flat comes with use of a parking space.

Tenure: Leasehold (currently 99 years from 2004, 26-year extension in progress).

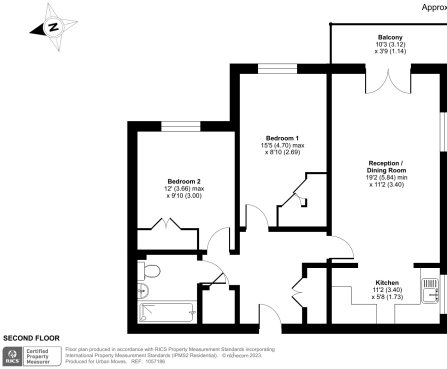
Service Charge: £176.63 per month (subject to annual review).

Council Tax: Band D, Runnymede Borough Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

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Approximate Area = 710 sq ft / 65.7 sq m
For identification only - Not to scale



DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception / Dining Room

19' 2" x 11' 2" (5.84m x 3.40m)

Balcony

10' 3" x 3' 9" (3.12m x 1.14m)

Kitchen

11' 2" x 5' 8" (3.40m x 1.73m)

Bedroom 1

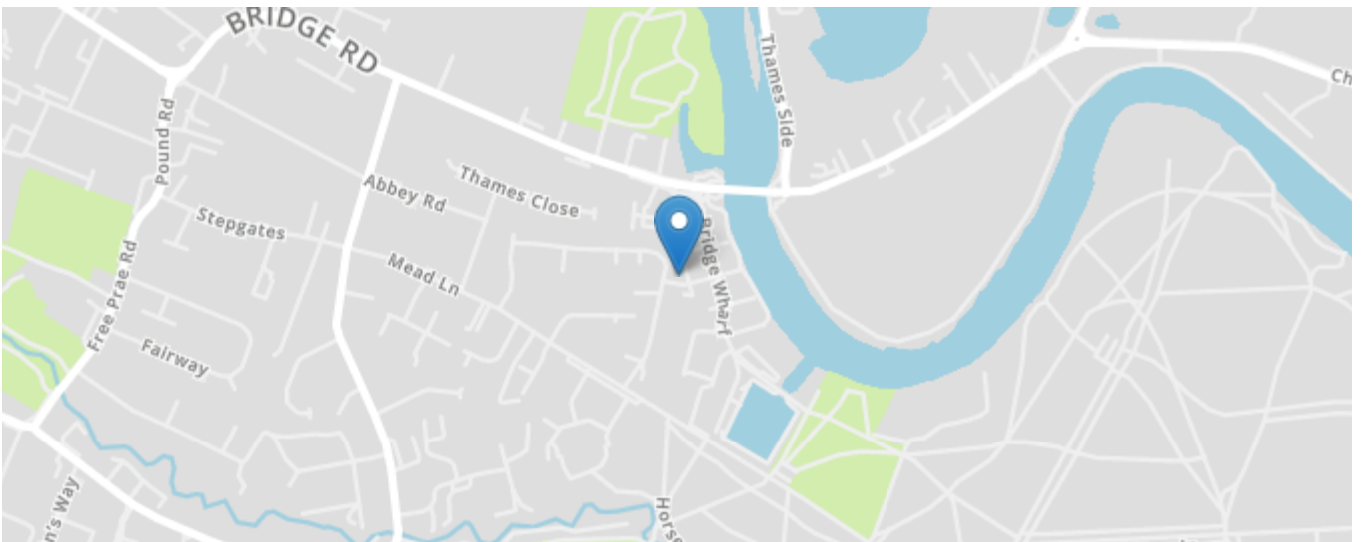
15' 5" x 8' 10" (4.70m x 2.69m)

Bedroom 2

12' 0" max. x 9' 10" (3.66m x 3.00m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.