

High Street, Claygate, KT10

£485,000 Leasehold

2 Bedrooms | 0 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this fabulous two double bedroom conversion flat. Decorated to an excellent standard throughout and located in an enviable village location and moments from the train station, this spacious flat is approximately 847sqft and comprises: Well managed communal areas and garden, welcoming entrance hallway, spacious reception/dining room with plenty of high ceilings and natural light flooding through double aspect windows and bespoke storage. Spacious master bedroom with Juliet balcony opening out to a eco/green roof. A second double bedroom and a stylish family bathroom and kitchen with integrated appliances. This lovely home offers a successful balance between original features and contemporary finishes and further benefits from wooden floor to the reception and hallway.

Stunning and spacious flat

Excellent decorative condition

0.35mile from the train station

Convenient location

Potential to create balcony STPP

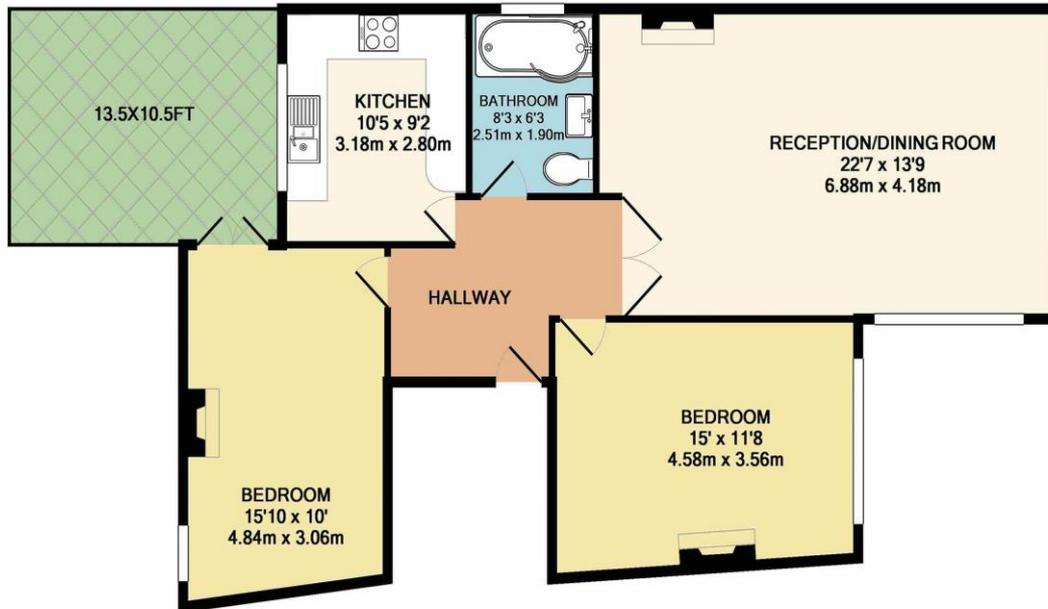
Two double bedrooms

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TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.