

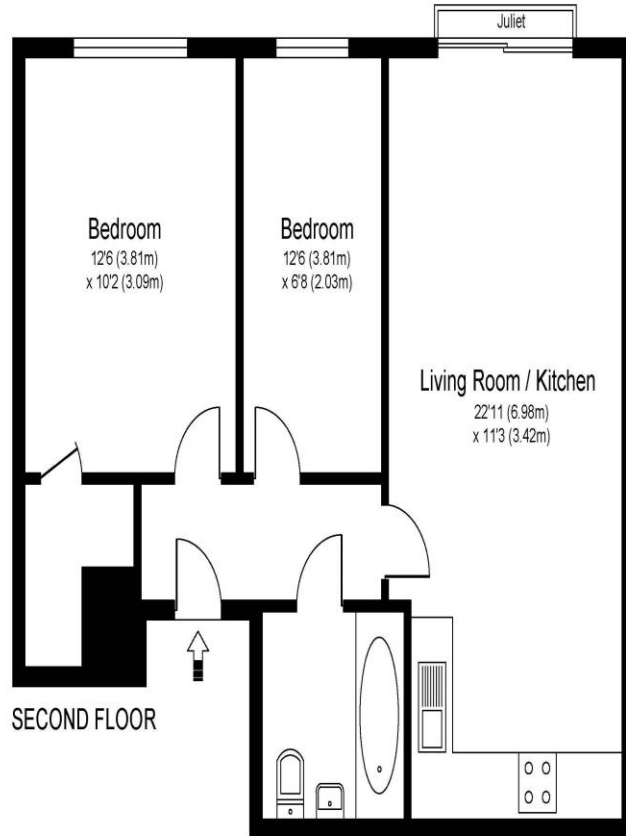


**8 Fox House Fox Lane North Chertsey Surrey KT16 9GY**

**Auction Guide Price £235,000**



FOX HOUSE, CHERTSEY, SURREY, KT16



Approximate Gross Internal Floor Area: 55 m sq / 590 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For Sale via Secure Online Bidding. Terms and Conditions Apply.

For sale with no onward chain, a two-bedroom apartment with secure parking, and lovely views across the communal courtyard gardens. Internally this is a good two-bedroom apartment which feels neutral with plenty of natural light. The living space open plan to the kitchen and has a large juliet style balcony door to really maximise the pleasant outlook.

The kitchen is a good size and there are some integral white goods. Both bedrooms are decent rooms, and one has a built in storage space which also houses the hot water system. The family bathroom is a neutral white suite with shower over the bath. Externally there is a nice communal courtyard garden in the centre of the development. You also benefit from an allocated parking space in the undercover car park below. Located within Chertsey, a great spot for the town centre amenities and Train Station. Chertsey is a popular spot for St Peters Hospital and various local business parks. Chertsey also offers easy access to Junction 11 of the M25. EPC Rating C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.