

JAMES NEAVE
THE ESTATE AGENTS



Flats 5, The Old Bakery Guildford Street Chertsey Surrey KT16 9AH

£375,000

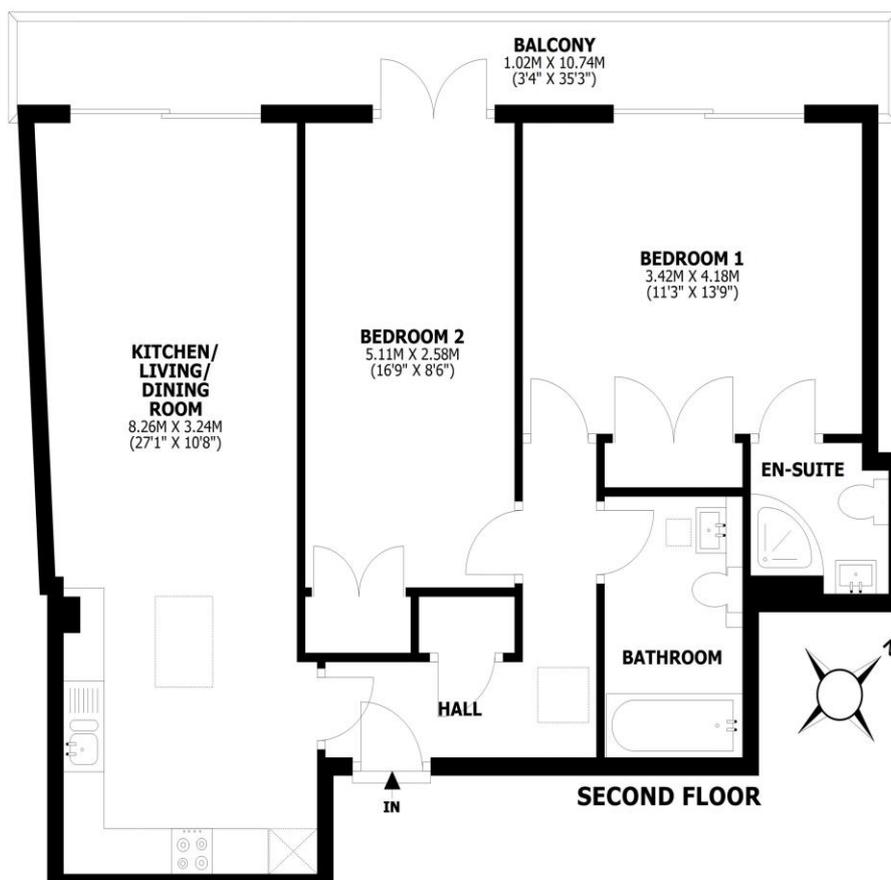




Guildford St, Chertsey, KT16

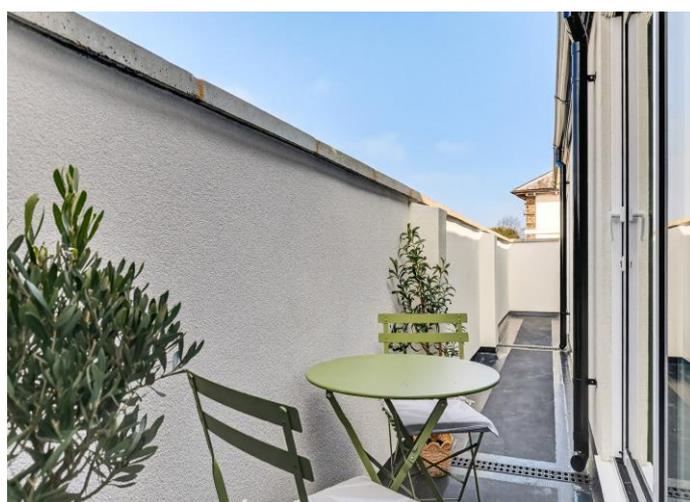
Total internal area: approx. 71.6 sq. metres (770.7 sq. feet)

Balcony: approx. 11.0 sq. metres (117.9 sq. feet)



This floor plan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Discover Flat 5 at The Old Bakery, the flagship residence of this exclusive new development in the vibrant heart of Chertsey. Serving as the official show home, Flat 5 represents the pinnacle of craftsmanship and design, offering a unique opportunity to own the premier property within this stunning historic conversion. Situated on the top floor, Flat 5 has been meticulously designed to maximise its elevated position, flooding the interiors with natural light. The layout features an open-plan living area that flows seamlessly onto a private outdoor balcony, providing a secluded retreat with rooftop views. With two genuine double bedrooms and two contemporary bathrooms—including a sleek master en-suite—this home offers a level of finish and versatility rarely seen at this price point. Sustainability is at the heart of the design, ensuring your carbon footprint is as light as your utility bills. Unlike many standard conversions, Flat 5 is equipped with its own individual solar panels feeding the property independently. Residents also benefit from secure, gated parking to the rear, where this apartment is provided with an allocated space and its own dedicated EV charging point. We believe in providing long-term peace of mind and total transparency. Flat 5 is sold with a 999-year leasehold and a Share of Freehold to follow, ensuring you have a meaningful stake in the building's future. Furthermore, the development features £0 ground rents and cost-effective service charges, making the property as affordable to maintain as it is beautiful to inhabit. Perfectly placed on Guildford Street, you are moments away from independent shops, cozy cafes, and handy supermarkets. For the commuter, the location offers excellent links to the M25 and M3, with Chertsey Station providing access to London and surrounding business hubs. As the development's show flat, Flat 5 stands as the ultimate balance of urban convenience and suburban luxury.



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.