

JAMES NEAVE
THE ESTATE AGENTS



Flats 1-5 The Old Bakery Guildford Street Chertsey Surrey KT16 9AH

From £325,000

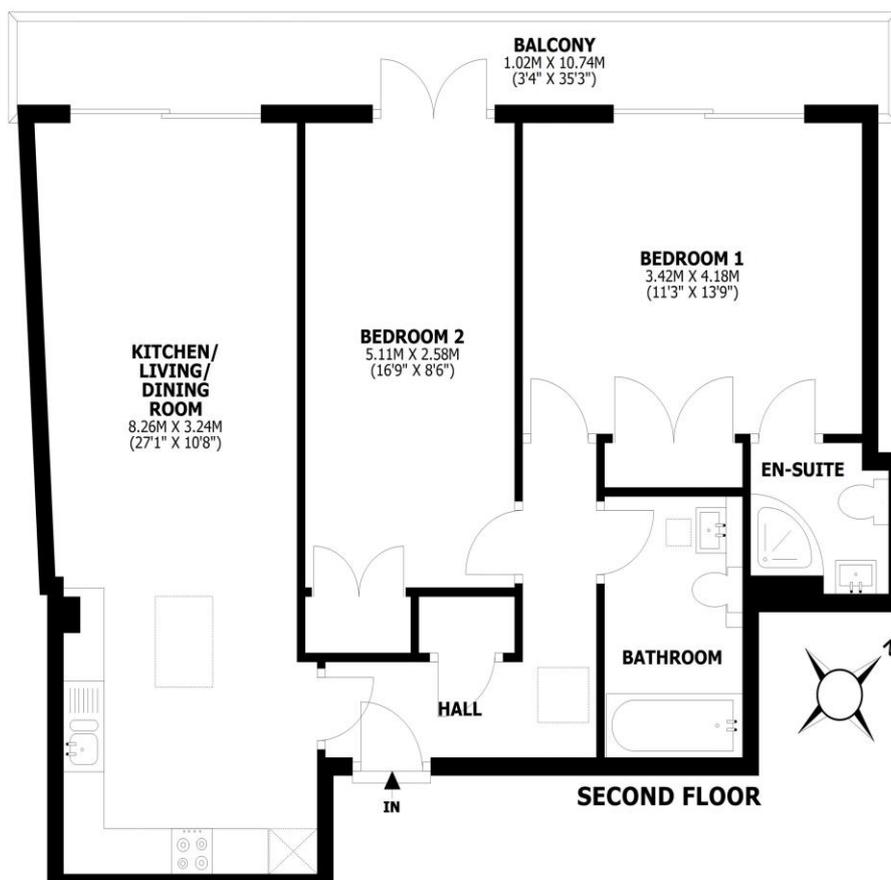




Guildford St, Chertsey, KT16

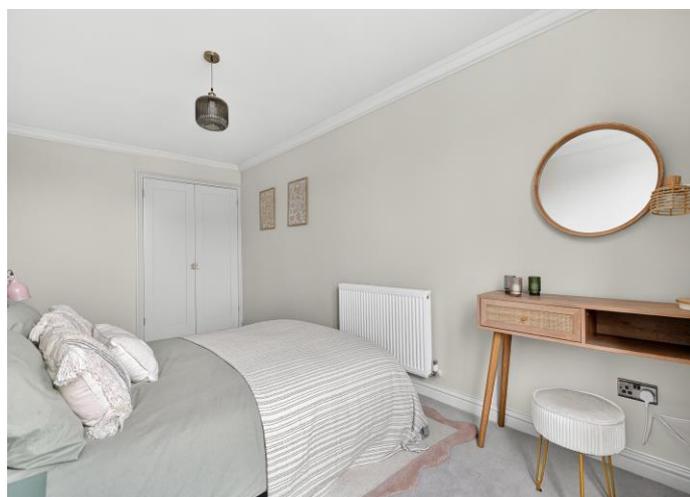
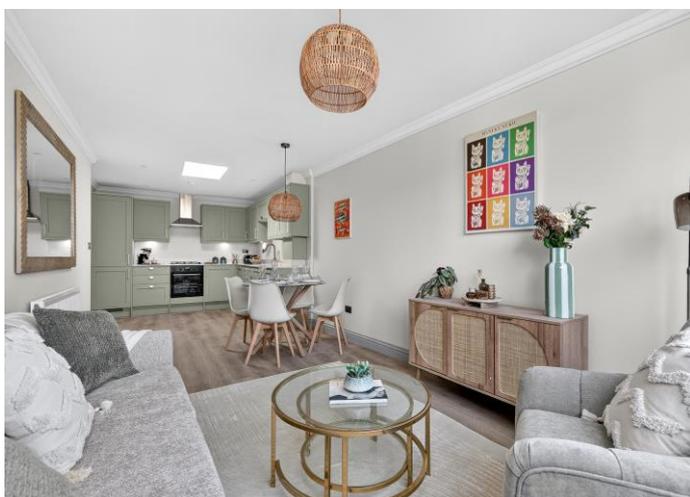
Total internal area: approx. 71.6 sq. metres (770.7 sq. feet)

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.

Historic Charm Meets Sustainable Luxury Discover The Old Bakery, an exclusive new development of just five luxury apartments situated in the vibrant heart of Chertsey. This stunning conversion breathes new life into one of the town's historic buildings, masterfully blending period character with an exceptional contemporary finish and forward-thinking technology. Each home within The Old Bakery has been meticulously designed to maximize both space and natural light. Whether you are a first-time buyer looking for a stylish start or an investor seeking a high-yield turnkey asset, these apartments offer a level of craftsmanship rarely seen at this price point. The interiors are defined by expansive open-plan living areas and two genuine double bedrooms, providing the versatility required for modern living. The ground-floor residence benefits from a private garden area, while the upper-floor apartments each enjoy their own external balcony space, ensuring every resident has a private outdoor retreat. The Old Bakery sets a new standard for sustainable town-centre living by prioritizing both your carbon footprint and your utility bills. Unlike many standard conversions, this development is equipped with individual solar panels feeding each property independently. Residents also benefit from secure, gated parking to the rear, where every 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. Every apartment is sold with a 999-year leasehold, with a Share of Freehold to follow, ensuring owners have a meaningful stake in the building's future. Furthermore, the development features £0 ground rents and cost-effective service charges, making it as affordable to maintain as it is beautiful to inhabit. Situated on Guildford Street, you are perfectly placed to enjoy the very best of the area. From independent boutiques and cozy cafes to essential local amenities, everything is right on your doorstep. For the commuter, the location offers excellent links to the M25 and M3, with Chertsey Station providing easy access to London and surrounding business hubs. Moments away from the River Thames and local parklands, The Old Bakery offers the perfect balance of urban convenience and suburban tranquillity. EPC Rating TBC. PLEASE NOTE THE PHOTOS AND FLOORPLAN USED ON THIS ADVERT ARE FROM THE SHOWFLAT APARTMENT.



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.