



The Parade KT10 OPD

Asking Price £269,950

Garden flat in the heart of Claygate offering a perfect location for commuting and for purchasers wanting to be as centrally located as possible. The property comprises of large living reception room, newly fitted kitchen breakfast room, spacious hallway, private entrance hallway and new shower room. An exceptionally good benefit included in the sale is the private garden that has just been landscaped. Early viewing recommended, perfect first property or investment. New Lease of 125 years provided. No onward chain!

- Double Bedroom
- Modern Kitchen breakfast room
- Private Garden
- Own front door
- Shower room

15 The Parade, Claygate, Surrey KT10 OPD

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Ground Floor
Area 4.96 Sq.M.
(53 Sq.Ft.)

First Floor
Area 51.48 Sq.M.
(554 Sq.Ft.)

Total Approx. Floor Area 56 Sq.M. (603 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	58