



## 40 LONDON ROAD SURREY, CR4 4JB

£1,500

\*\*\*One Bedroom Ground Floor Apartment with Private Outdoor Space and Parking\*\*\*


This well presented one bedroom ground floor apartment offers comfortable, modern living in a highly practical layout. The property features a spacious open plan kitchen and reception area. The double bedroom includes an en-suite, complemented by a separate W/C for added convenience.

Externally, the apartment boasts a private outdoor space, perfect for enjoying fresh air, along with secure underground parking for one vehicle. Additional benefits include double glazing and gas central heating throughout.



**TOOMEY**  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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