



**21A THE PARADE**  
CLAYGATE, KT10 0PD

**£525,000**  
**LEASEHOLD**

  
**BURTON  
MATTHEWS**

## 21A THE PARADE



A charming, split-level period apartment, offering substantial and expansive accommodation in a central village location. This impeccably maintained property has been much improved throughout the current period of ownership and comes to the market in excellent overall condition. The accommodation is arranged across two floors with the ground floor featuring an entrance hall, a beautiful, light-filled, main reception room with woodburning stove, a refitted kitchen / breakfast room, a stylishly appointed bathroom and separate WC. Upstairs there are two double bedrooms, a refitted shower room and access to a small, enclosed terrace offering a high degree of privacy. This property also has use of a further roof terrace, immediately adjacent to the front door.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band B

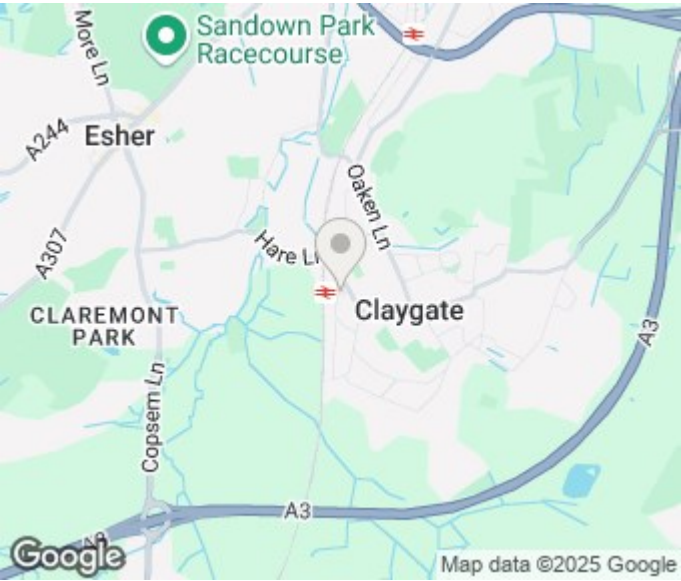
**Viewings** – By Appointment Only

**Floor Area** – 1305.00 sq ft

**Tenure** – Leasehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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