



# Richard State

*Independent Estate Agents*

**Station Road, Addlestone, KT15 2PH    £195,000**

Offered with no onward chain and only constructed in 2017 is this modern one double bedroom ground floor apartment. Located in the heart of Addlestone town centre the accommodation consists of an open plan lounge/kitchen, a good size double bedroom and a well presented contemporary white bathroom suite. Other noteworthy features include high specification kitchen appliances, one allocated parking space and being close to local amenities including a cinema, restaurants, health centre and mainline railway station. Superb investment opportunity or first time buy.

**HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- Long Lease
- Allocated parking space
- Investment opportunity
- Bosch integrated kitchen appliances
- Town centre location
- No Onward Chain



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**The accommodation comprises (please see attached floor plan):**

**ENTRANCE HALL:** Composite double glazed door into;

**OPEN PLAN LIVING ROOM/KITCHEN:** Laminate flooring throughout with two electric radiators and dual aspect double glazed windows. Modern kitchen with grey wall and base units, integrated appliances including fridge freezer, washing machine, oven, four ring halogen hob and extractor hood

**BATHROOM:** Contemporary white suite with bath, thermostat controlled shower, W.C and wash hand basin in vanity unit. Partly tiled, heated towel rail and extractor fan

**BEDROOM:** Electric radiator, large double glazed window

**OUTSIDE:**

**PARKING:** One allocated parking space

**LEASE:** Approx. 120 Years

**SERVICE CHARGE:** £110 pcm

**GROUND RENT:** £180 pa

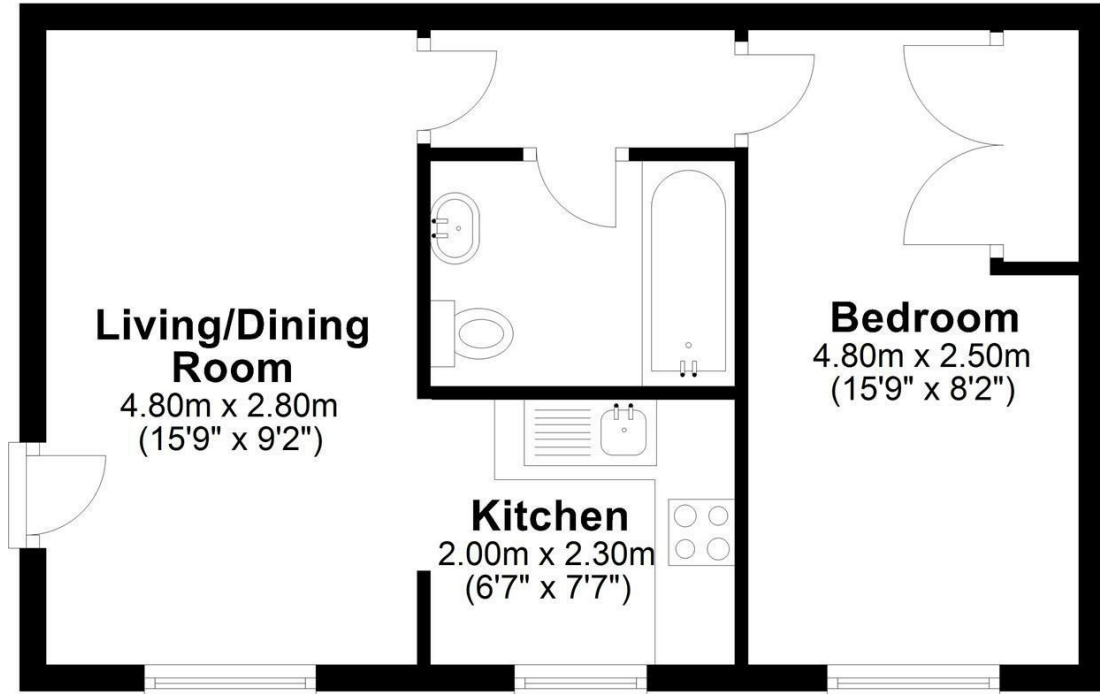
**EPC RATING:** D

**COUNCIL TAX BAND:** B



# Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 37.4 sq. metres (402.8 sq. feet)

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		67	67
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



For an appointment to view please telephone 01932 354111

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