



Richard State

Independent Estate Agents

New Haw Road, New Haw, KT15 2BX Guide price £335,000

Built in 2018, this luxury two double bedroom, two bath first floor apartment on the New Haw/Addlestone borders offers over 725 sq ft of living space, including an impressive 20' x 12'8 open plan living/dining room and kitchen with views overlooking fields, a 16'7 master bedroom with an en-suite shower room. Other noteworthy features include; gas central heating, double glazed windows, security entry phone, well presented communal areas, a 243 year lease and a gated car park with one allocated parking space and four visitors parking spaces. The Stables is an impressive modern building equidistant between Addlestone town centre and New Haw village.

NO ONWARD CHAIN



- Allocated parking space in a gated resident's car park
- Master bedroom with an en suite shower room
- Further double bedroom
- Gas central heating
- Impressive 20' open plan living/dining and kitchen
- Close to both Addlestone town centre and New Haw village
- Secure entry phone system



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The accommodation comprises (please see attached floor plan):

COMMUNAL HALL: Stairs to first floor:

ENTRANCE HALL: Wood laminate flooring throughout, large cupboard housing fuse box and meters, underfloor heating, intercom secure entry system

LARGE KITCHEN/DINING/LIVING ROOM:

KITCHEN/DINING AREA: Contemporary wall and abase fitted kitchen units, work surface, one and half sink drainer, integrated appliances include slim line dishwasher, washing machine, fridge freezer, halogen hob with extractor above, cupboard housing boiler, underfloor heating, space for table and chairs

LIVING AREA: Double glazed window, underfloor heating

MASTER BEDROOM: Double glazed windows, bespoke wall to wall fitted wardrobes and storage, underfloor heating

EN SUITE SHOWER ROOM: White suite comprising large shower enclosure, w.c., hand basin, tiling to walls and floor, downlighters, ladder radiator, wall mounted vanity mirror, high quality marble finish

BEDROOM TWO: Double glazed window, underfloor heating

BATHROOM: White suite comprising bath with shower attachment and shower screen, w.c., hand basin, tiling to walls and floor, downlighters, ladder radiator, high quality marble finish

OUTSIDE:

COMMUNAL GARDENS:

PARKING:

One allocated parking spaces in an electronic gated car park, visitor parking

LEASE: 243 Years approx.

GROUND RENT: £325.00 Per annum

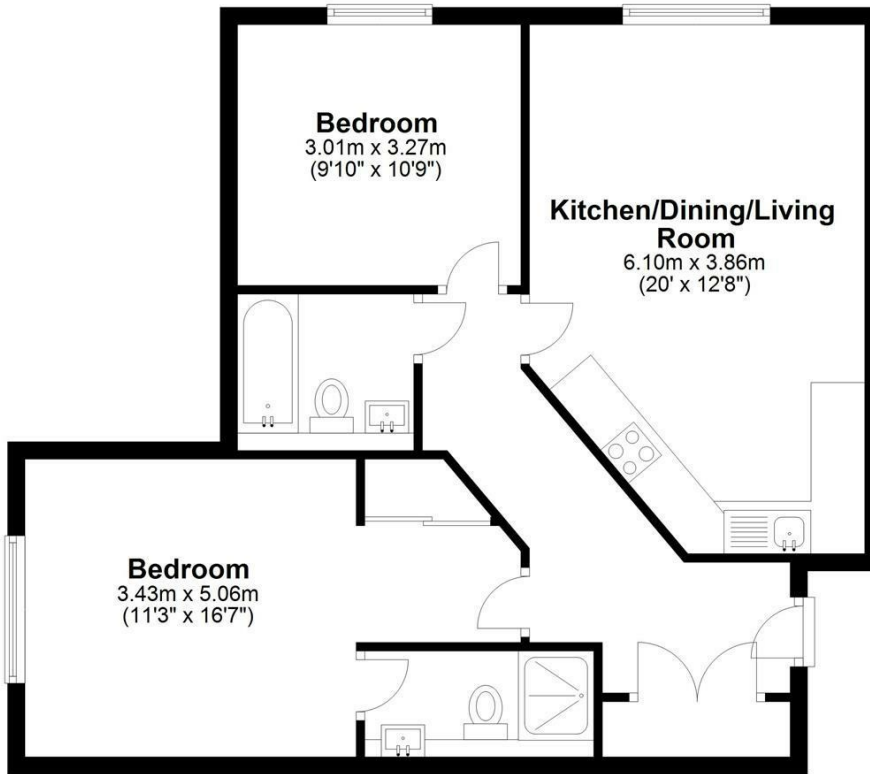
SERVICE CHARGE: £1,780.60 Per annum

INSURANCE CHARGE: £297.02 Per annum



First Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 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		84	84
		EU Directive 2002/91/EC	

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	



For an appointment to view please telephone 01932 354111

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