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Hawker Drive
Addlestone, Surrey

Johnson & Jones

Melrose Apartments Hawker Drive Addlestone, KT15 2FX

Offers Invited £250,000

OFFERS INVITED BETWEEN £230,000 - £250,000

Melrose Apartments is the epitome of modern day luxury living. Situated on the ground floor within the Aviator Park development with its own private patio garden, this incredibly spacious apartment is certainly one for those looking for highest of quality of lifestyle.

As you enter the apartment you are greeted by a large and airy hallway providing access to the rest of the apartment. The bedroom is a very comfortable double room with plenty wardrobe space. The bathroom has been fitted to the highest of standards with a white three piece suite, grey tiles and chrome fixtures, making it the ideal sanctuary after a long day. The living space is where we truly stand out. The kitchen has integral appliances, fitted in contemporary white and has plenty space for a dining table, creating a wonderfully social space for entertaining. In addition to this the lounge area is kept beautifully bright thanks to the South-Easterly facing French Doors.

Externally we have a lovely private patio which catches the sun beautifully. There is an abundance of parking within the development with an allocated parking space included. Further benefits include a large utility cupboard off the hallway, gas central heating, double glazed windows and an entryphone system to the front door.

Being larger, higher specification and better positioned than most others on the market at present, we highly encourage an early internal inspection to truly appreciate all which this fabulous property has to offer.

Tenure: Leasehold

Lease Length: Circa 118 years remaining.

Service Charge: Circa £1,822.20 per annum.

Ground Rent: £200 per annum

Council Tax: Band C

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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.



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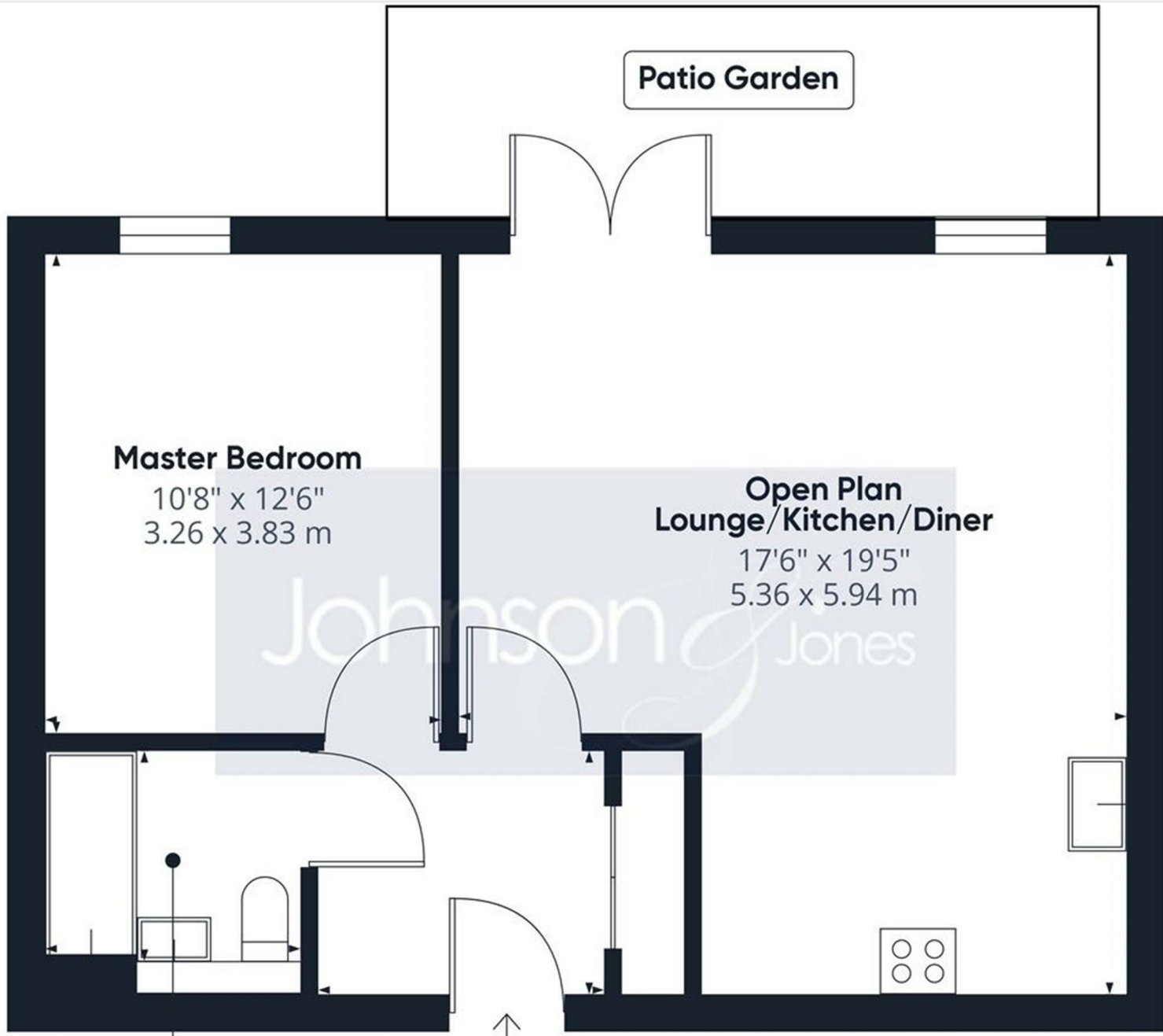
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Bathroom
6'9" x 5'8"
2.08 x 1.74 m

Patio Garden

Master Bedroom
10'8" x 12'6"
3.26 x 3.83 m

**Open Plan
Lounge/Kitchen/Diner**
17'6" x 19'5"
5.36 x 5.94 m

Approximate total area⁽¹⁾
535.4 ft²
49.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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