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Hawker Drive
Addlestone, Surrey

Johnson & Jones

Melrose Apartments Hawker Drive Addlestone, KT15 2FX

Guide Price £267,500

Melrose Apartments is the epitome of modern day luxury living. Situated on the top floor within the Aviator Park development and measuring in excess of 560 sq.ft., 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 of space for your wardrobe needs. The bathroom has been fitted to the highest of standards with the vendor adding further upgrades and storage options. With a shower above the bath and chrome fixtures, it certainly makes for the ideal sanctuary after a long day. The living space is where we truly stand out. The kitchen is fitted in contemporary white with upgraded metro tiled splashback and integral appliances. With such great square foot we have plenty of space for a seating area and a large dining table for those who like to entertain.

Externally we have a private balcony which thanks to being above all of the other apartments, catches the sun nicely. There is an abundance of parking within the development with an allocated parking space included. Further benefits include more storage space 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.

Tenure: Leasehold

Lease Length: 116 years remaining.

Ground Rent: £200.00 Per Annum

Service Charge: £1,500.00 Per Annum

Council Tax: Band C



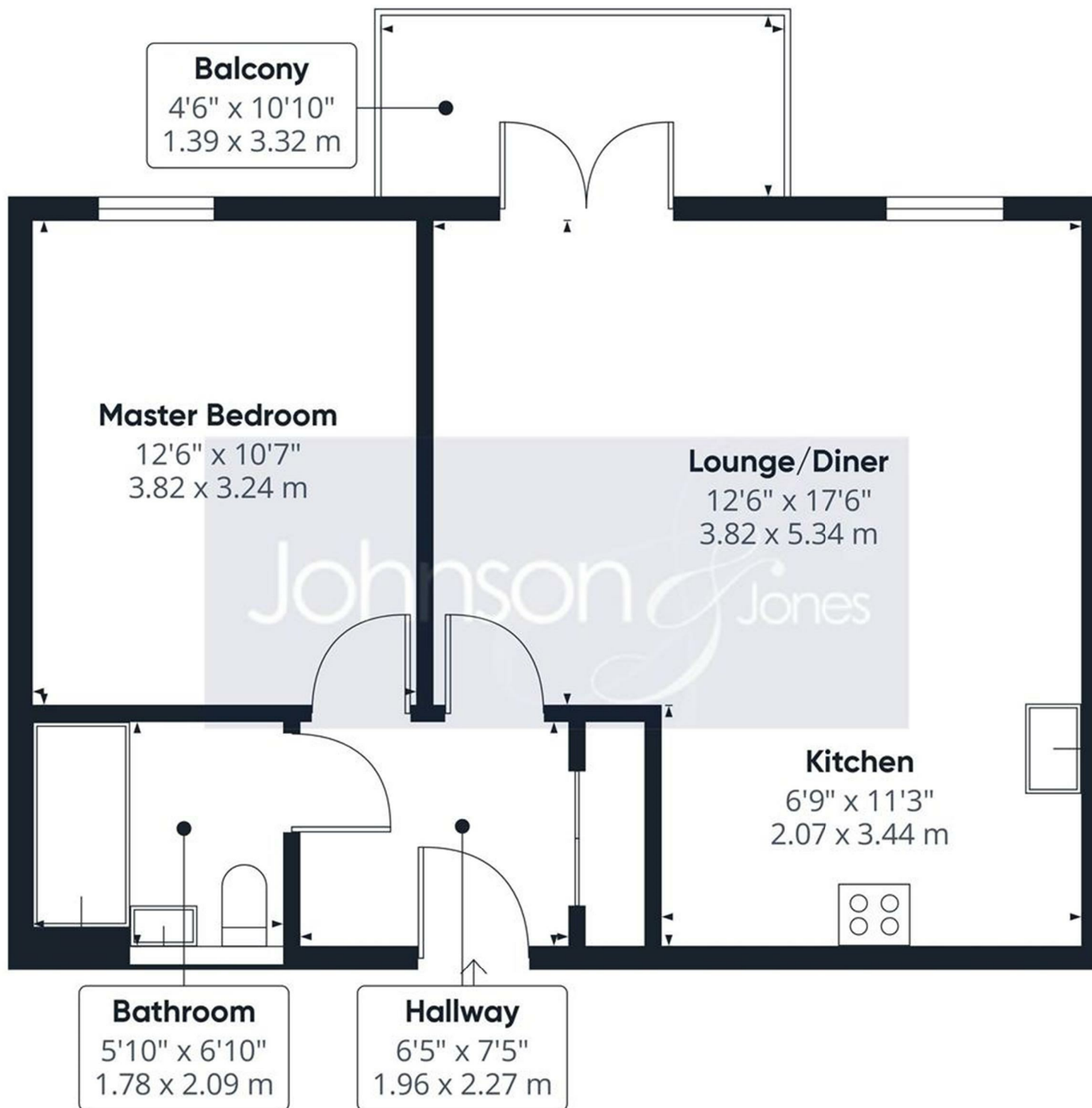
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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the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





Approximate total area⁽¹⁾

566.26 ft²

52.62 m²

Balconies and terraces

49.19 ft²

4.57 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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