



7 Langton Close, Addlestone, KT15 2EF  
£230,000

 **HORLER**



## 7 Langton Close, Addlestone, KT15 2EF

Nestled in the heart of Addlestone, Langton Close presents a beautifully refurbished ground floor apartment that is perfect for those seeking modern living with convenience. This delightful two-bedroom property is offered to the market with no onward chain, making it an ideal choice for first-time buyers or investors alike.



Upon entering, you will find a light and airy living room that creates a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, providing a functional space for culinary pursuits. Both bedrooms are generously sized, ensuring comfort and privacy for all occupants. The well-laid-out bathroom adds to the overall appeal of this charming apartment.

One of the standout features of this property is its prime location. Residents will enjoy easy access to a variety of local amenities, including shops, cafes, and schools, all within walking distance. Additionally, excellent transport links make commuting a breeze, connecting you to nearby towns and cities.

The apartment also benefits from allocated parking, a rare find in such a central location. With a lease of over 900 years, you can rest assured that this property offers long-term security and peace of mind. The development is enclosed and features communal grounds, providing a pleasant outdoor space for residents to enjoy.

In summary, this two-bedroom apartment on Langton Close is a fantastic opportunity for those looking for a modern, well-located home in Addlestone. With its recent refurbishment, ample parking, and proximity to local amenities, it is not to be missed.

#### **General Information:**

Tenure: Leasehold

Lease Remaining: 937 years

Service Charge: £179 pcm

Ground Rent: £10.50

#### **Legal Note:**

**\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\***



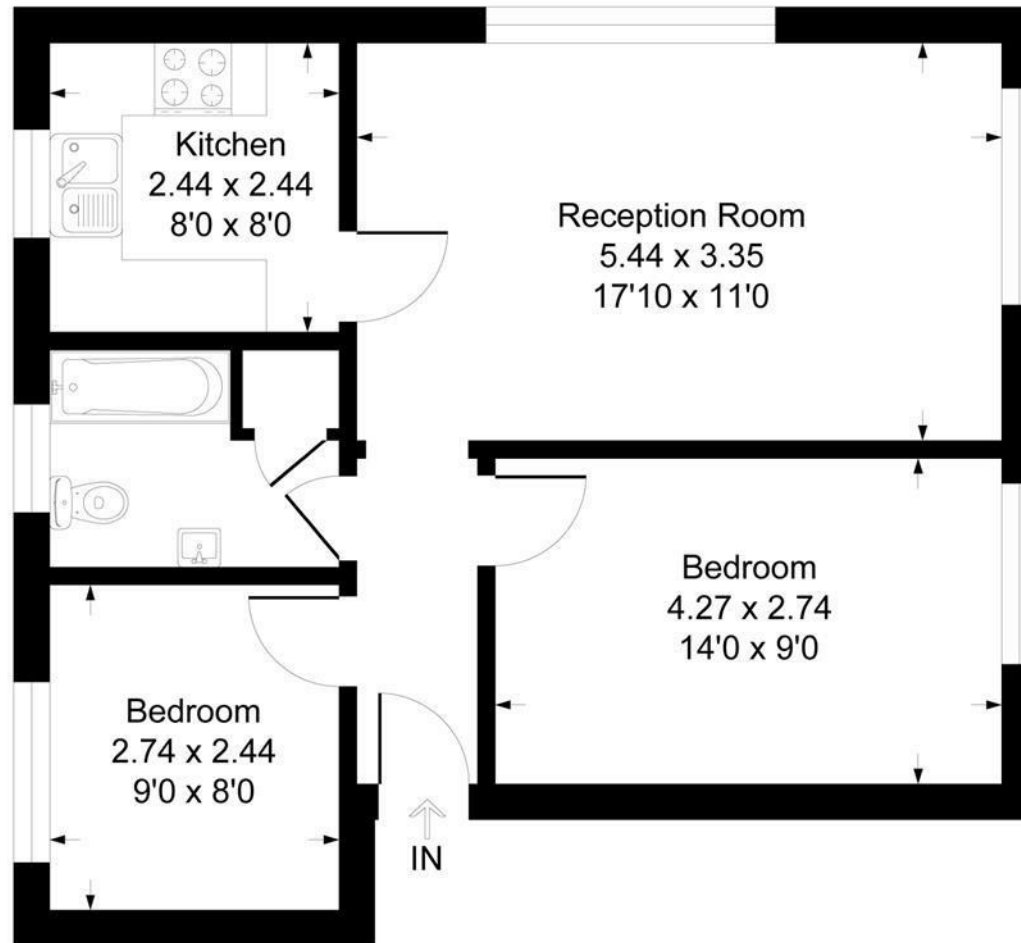






# Langton Close KT15

Approximate Gross Internal Floor Area = 52.7 sq m / 568 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing