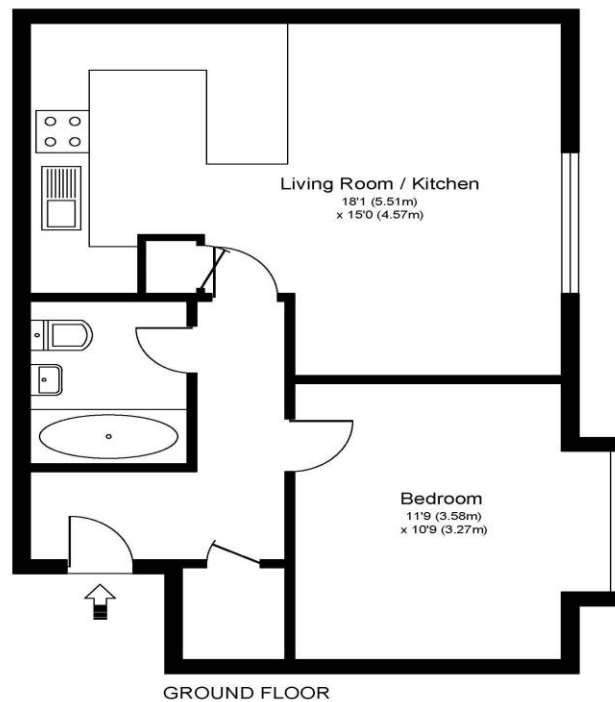




**15 Wyvern Place Green Lane Addlestone Surrey KT15 2UD**

**£1325 pcm + Initial deposit**





Approximate Gross Internal Floor Area: 43 m sq / 465 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A ground floor one bedroom flat with allocated parking. The bedroom is a double room with a nice bay window area. There is a good storage cupboard in the hallway and a bathroom which is clean and fresh. The kitchen is open plan to the living room and feels like a really good size for a home of this nature. Well located within central Addlestone, not far from shops and the local park. Unfurnished, EPC D. Available 2nd August 2025.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.