

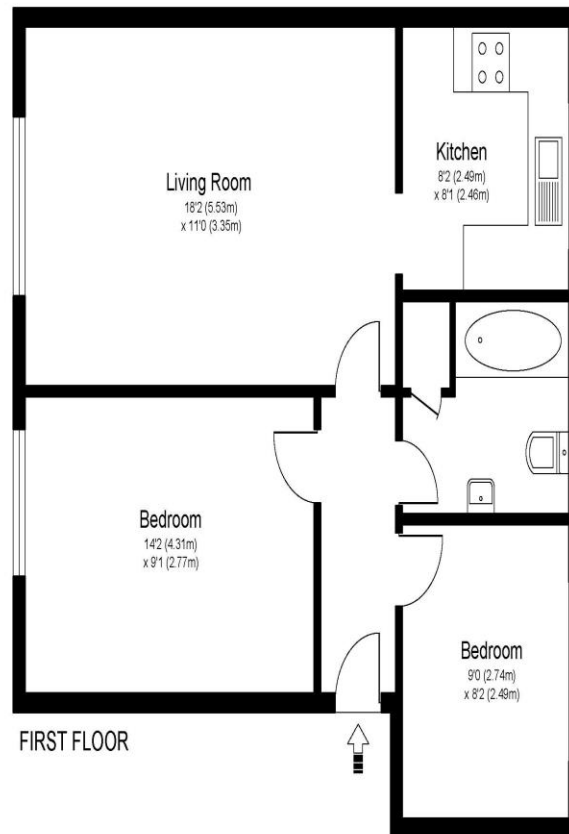


4 Addlestone House Langton Close Addlestone Surrey KT15 2EF

£235,000



ADDLESTONE HOUSE, LANGTON CLOSE, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 53 m sq / 575 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.

For sale with no onward chain, this top-floor, two-bedroom apartment is an excellent opportunity for first-time buyers or investors. Located in a sought-after development in Addlestone, the apartment offers spacious rooms, including two bedrooms, a large living room, a separate kitchen, and a bathroom. While the property has been a rental for some time and would benefit from some modernisation, it offers a fantastic blank canvas for you to add your own style and create a beautiful home. The block features a secure entry system for peace of mind. Outside, there is on-street parking and a private garage in a nearby block, providing valuable storage or a secure parking space. Positioned in a highly convenient central location, the apartment is just a short walk from Addlestone's town centre amenities, including Tesco and Costa Coffee. Commuting is a breeze with Addlestone train station just moments away and easy road access to the M25 at Junction 11. EPC Rating D.



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.