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**The Quadrant, Addlestone, KT151PX**  
**Offers In The Region Of £289,950**



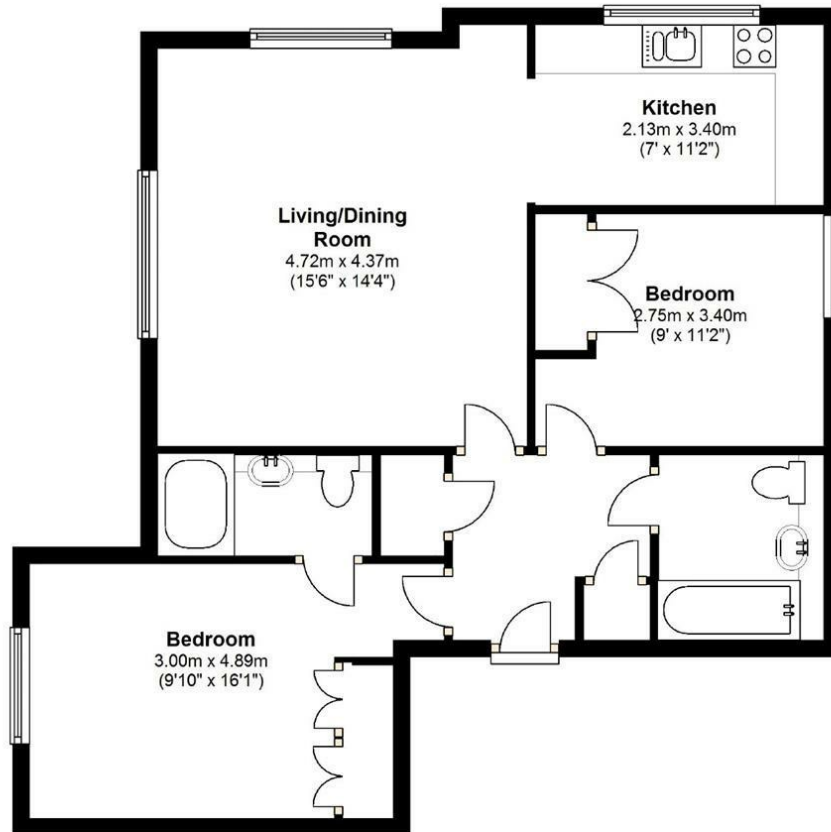
Top floor south facing apartment in this very desirable gated development, offering first class accommodation consisting of entrance hall with large full-height storage/coat cupboard, doors to: large, bright, airy dual aspect sitting/dining room leading to modern fitted kitchen with integrated washing machine, dishwasher and fridge freezer; master bedroom with en suite shower room and fitted wardrobes; second double bedroom with fitted wardrobes; large family bathroom with bath and shower attachment. Communal entrance hall and stairwells are bright, clean and well maintained. Allocated parking space and good visitors spaces. This lovely property is within walking distance of local shops, and allows easy access to M25, Heathrow and stations with direct links to London Waterloo.



# Floor Plan

## Second Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 sq. feet)

These energy related features are intended to provide an overview of the floor plan construction. They are not intended to be used as a basis for any energy related calculations or to determine the energy performance of the property. The information is provided for guidance only and should not be relied upon as a guarantee of the energy performance of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.