



**14 Findon Court Spinney Hill Row Town Surrey KT15 1BD**

**£220,000**



FINDON COURT, SPINNEY HILL, ADDLESTONE, KT15



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.

For sale with no onward chain, this well presented first-floor apartment offers a bright and airy atmosphere, characterized by a neutral decorative theme that runs throughout the property. The heart of the home is the sizable living room, which provides ample space for both lounging and dining. This main living area is cleverly designed with an offset kitchen, ensuring the space feels open and social while maintaining a practical layout. The apartment benefits from an abundance of large windows that flood the rooms with natural light and offer a pleasant, leafy outlook over the surroundings. Comfort is guaranteed year-round thanks to full double glazing and an efficient gas central heating system. The bedroom is a good double, offering plenty of space for storage and furniture. Serving the home is a modern, well-maintained bathroom featuring a walk-in shower unit. For peace of mind and long-term security, the property comes with an impressively long lease of over 150 years. Additionally, the flat achieves an excellent EPC Rating of B, ensuring high energy efficiency and lower utility costs. Residents enjoy access to a dedicated car park, providing convenient off-street parking. Situated in a quiet yet accessible location, this property falls under Council Tax Band C and is an ideal choice for first-time buyers, downsizers, or savvy investors looking for a "turn-key" property. EPC Rating B.





**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.