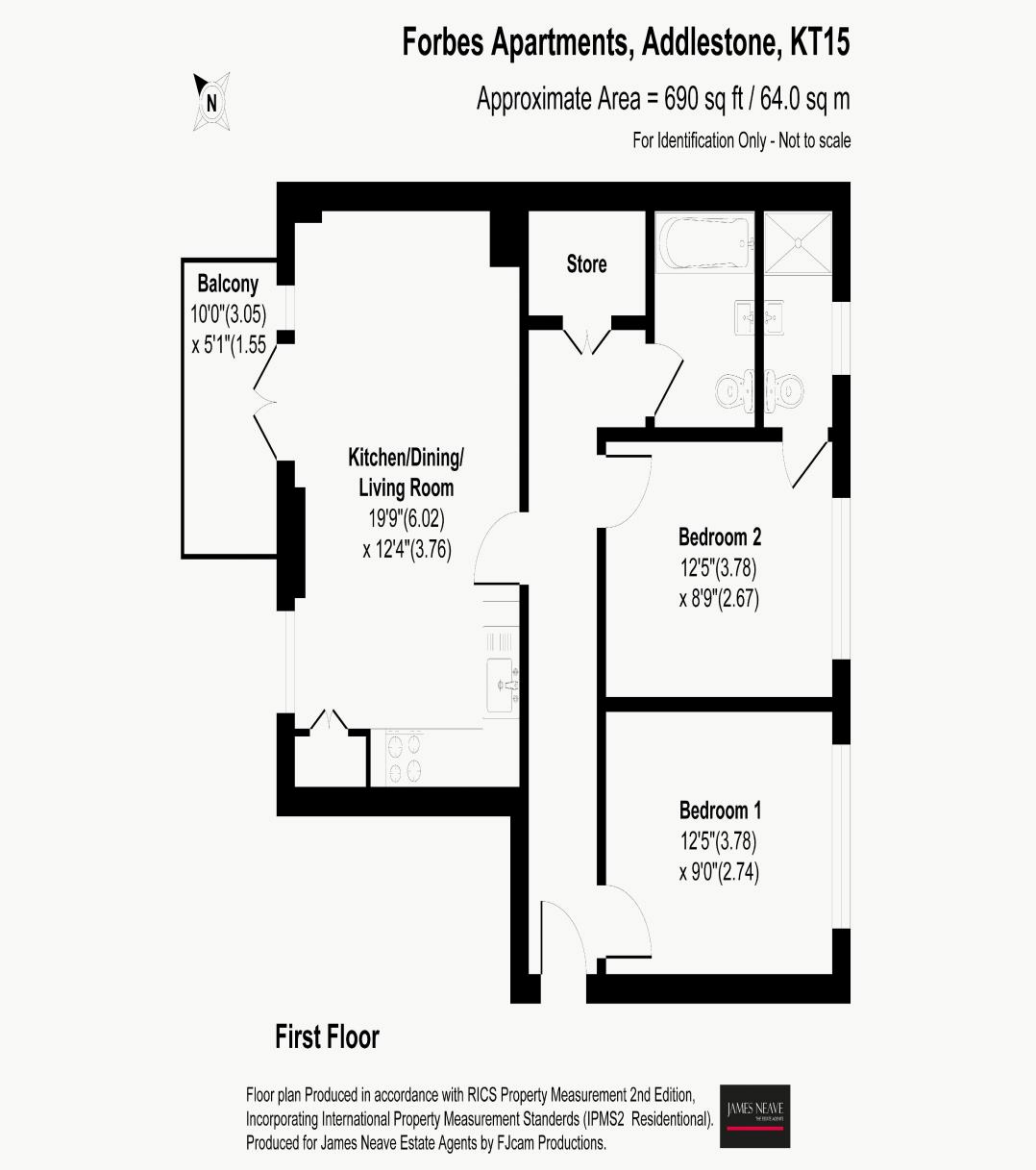
JAMES NEAVE
THE ESTATE AGENTS

**6 Forbes Apartments Hawker Drive Addlestone Surrey KT15 2GU**

**Offers Over £300,000**




Positioned within a well-regarded modern development, this impressive two-double-bedroom first-floor apartment offers bright, spacious, and contemporary living with the added convenience of lift access. The property opens into a welcoming hallway, complete with a generous storage cupboard that is ideal for keeping household essentials neatly tucked away. At the heart of the home is a superb open-plan kitchen and living room, thoughtfully designed to offer ample space for both dining and relaxing. The kitchen comes fully equipped with a comprehensive range of built-in appliances. Flooded with natural light, the living area opens directly onto a private south-westerly facing balcony, enjoying a delightful outlook across the surrounding parkland and green space, the perfect spot for evening relaxation or entertaining guests. Both bedrooms are well-proportioned double rooms, with the main bedroom benefiting from its own modern en-suite shower room, while the second bedroom is served by a well-appointed family bathroom. Further enhancing its appeal, an impressive EPC rating of B combined with Council Tax Band C ensures this is an exceptionally efficient and cost-effective home to run. Additional features include double glazing throughout, a modern electric heating system, and a pet-friendly policy within the block. Externally, the development is well maintained and fosters a friendly, welcoming community atmosphere among residents. The property includes one allocated parking space alongside availability for visitor permits. Situated within easy reach of both Addlestone town centre and local railway links, the position is equally suited for commuters and leisure seekers alike. A particular highlight treasured by the current owners is the ability to take a scenic walk directly into neighbouring Weybridge along the canal, while excellent road connections to Junction 11 of the M25 ensure travel connectivity further afield. 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.