



TMS

ESTATE AGENTS



Flat 6, 36 Pyle Close Addlestone, KT15 2FF

A modern second-floor apartment offering two bedrooms and two bathrooms, ideally situated within easy reach of Addlestone town centre and the railway station, with excellent transport links including convenient access to the M25.

The property features a fitted kitchen and an open plan spacious living area, suitable for both relaxing and entertaining. Further benefits include an undercover private parking space and a quiet residential setting, positioned at the end of a cul-de-sac.

Council Tax band C / EPC - B / Deposit £1673.05 / Holding Deposit £334.61

For broadband speeds and phone coverage, please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,500 PER ANNUM

£1,425 Per Month

Flat 6, 36 Pyle Close

Addlestone, KT15 2FF



Main Entrance

Secure entry phone to communal lobby and stairs to upper floors.

Entrance Hall

With storage cupboard and airing cupboard, doors to bedrooms, bathroom and living area.

Living/Dining/Kitchen -

15'1" x 24'0" (4.62 x 7.33)

Double glazed windows to kitchen, dining area and living room bay, ceiling light points and power points.

Kitchen Area

A modern fitted kitchen comprising a range of matching eye and base level units, roll top work surfaces and a stainless steel single bowl sink with drainer. Built in oven, inset hob and extractor hood over. Integrated washing machine, dishwasher and fridge/freezer.

Bedroom

9'5" x 10'8" (2.89 x 3.27)

Double glazed window and power points. En suite shower room.

En Suite Shower Room

5'4" x 6'11" (1.63 x 2.13)

A fully tiled shower room with white suite comprising a `walk in` shower cubicle, pedestal mounted wash hand basin and close coupled w/c. With extractor fan, ladder style radiator and obscure double glazed window.

Bedroom

6'9" x 9'2" (2.06 x 2.8)

Double glazed window and power points.

Bathroom

7'3" x 6'3" (2.23 x 1.93)

A fully tiled bathroom with white suite comprising a panel enclosed bath with over bath shower, pedestal mounted wash hand basin and close coupled w/c. With extractor fan and ladder style radiator. Obscure double glazed window.

OUTSIDE

Under Cover Parking

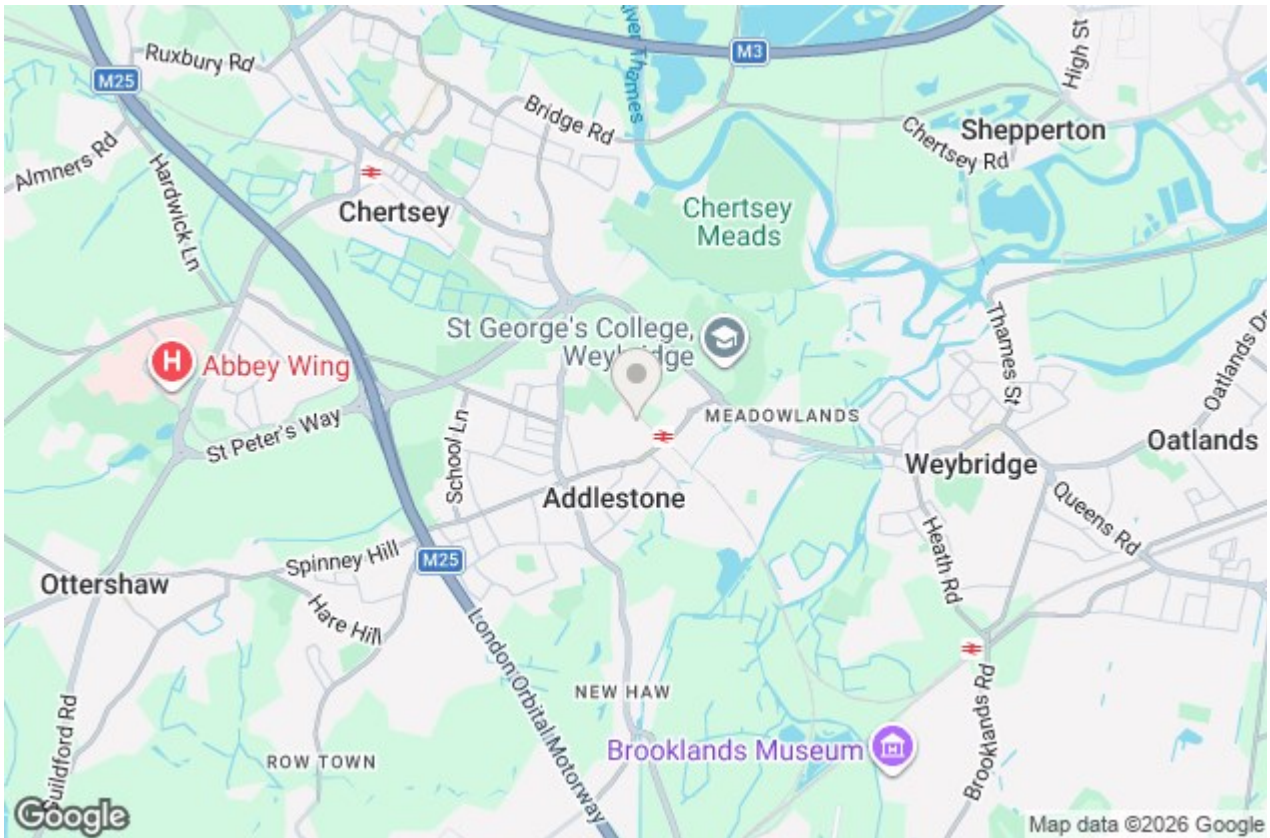
Single allocated parking space

Communal Bicycle Store

Brick built under cover bicycle store with secure entry code.



- TWO BEDROOMS & 2 BATHROOMS
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM/DINING ROOM
- MODERN BATHROOM
- MODERN KITCHEN
- NEWLY DECORATED WITH NEW CARPETS
- CLOSE TO TOWN CENTRE AND RAILWAY STATION
- MODERN APARTMENT
- UNDER COVER ALLOCATED PARKING
- INTERNAL VIEWINGS RECOMMENDED



Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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