

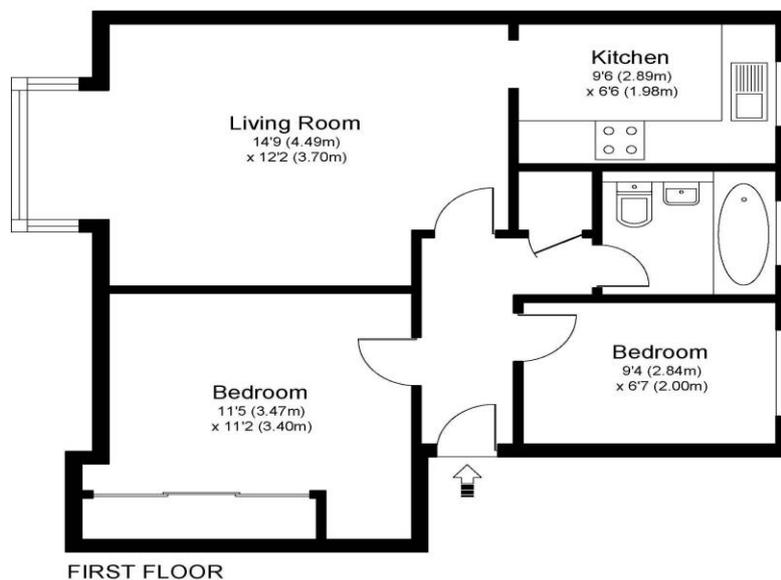


29 Burn Close Addlestone Surrey KT15 2PJ

£240,000



BURN CLOSE, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 51 m sq / 550 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.

Offered to the market with no onward chain, this well-proportioned first-floor apartment is situated in a sought-after development in the heart of Addlestone. Ideally positioned for both commuters and first-time buyers, the property sits just moments from the mainline station and the bustling town centre. Internally, the home is bright and well-presented with a neutral tone throughout. The accommodation comprises a generous main bedroom complete with built-in wardrobes and a second well-sized bedroom. The living area is spacious and thoughtfully offset from the kitchen, providing a comfortable layout for everyday living. While the kitchen and family bathroom are fully functional and perfectly liveable, they offer a fantastic opportunity for a new owner to modernize to their own taste and style. The property further benefits from an exceptionally long lease of 950+ years and an impressive EPC Rating B, ensuring high energy efficiency. Externally, residents enjoy the convenience of a permit-controlled car park. The location is second to none, with easy access to local amenities including Tesco, Costa Coffee, and the cinema complex. For the commuter, the M25 (J11) is only a short drive away, while the nearby train station provides excellent transport links.



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.