



Absolute Homes

Cox's Lock, Addlestone, Surrey

Description:

Offered to the market with no onward chain, is this beautifully appointed apartment forming part of the prestigious Grade II listed Coxes Lock Development, enjoying spectacular far-reaching views across the Mill Pond, the River Wey Navigation and the surrounding landscape.

The apartment combines contemporary styling with character features, including exposed brickwork that enhances the impressive open-plan living and kitchen area. Both double bedrooms are generously proportioned, with the principal bedroom benefitting from an en-suite shower room, whilst the second bedroom includes fitted wardrobes and is served by a separate modern shower room. A particular feature of the property is the full-width west-facing balcony, providing the perfect setting to relax and enjoy the evening sunsets over the water.

Set within beautifully maintained gated grounds surrounded by the Mill Pond and River Wey, residents enjoy access to scenic waterside walks directly from the development. Exclusive facilities include a residents' gymnasium and swimming pool complex, secure underground allocated parking and gated entry, creating a unique blend of convenience, security and riverside living.

This exceptional apartment offers an enviable lifestyle in one of the area's most distinctive waterfront developments and is ideally suited to both owner-occupiers and investors alike.





INFORMATION

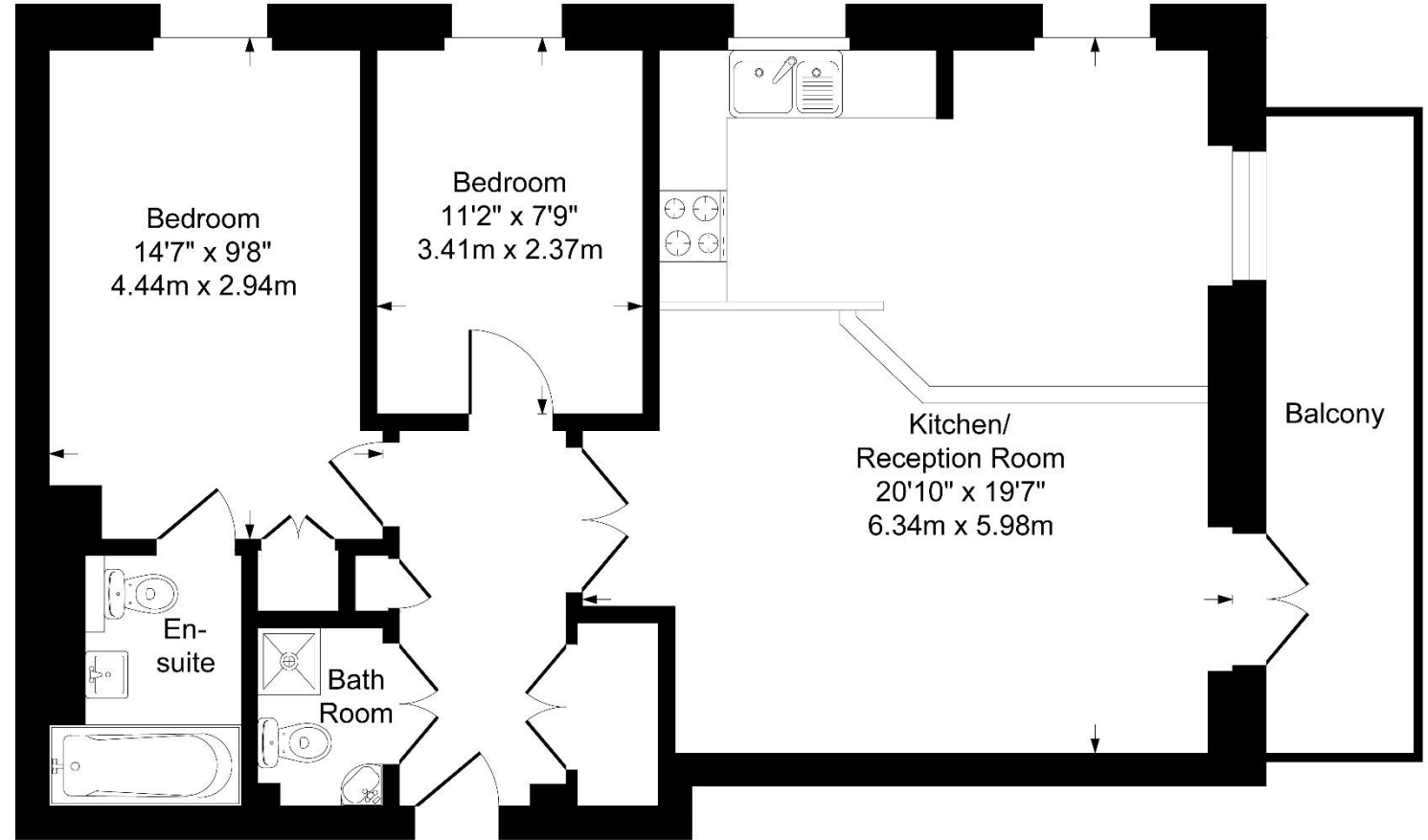
TENURE: Leasehold
COUNCIL TAX: E
COUNCIL: Runnymede Borough Council
EPC: D
PRICE: £330,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 744 sq ft - 69 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

absolute-homes.co.uk

01784 557 898

info@absolute-homes.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

