

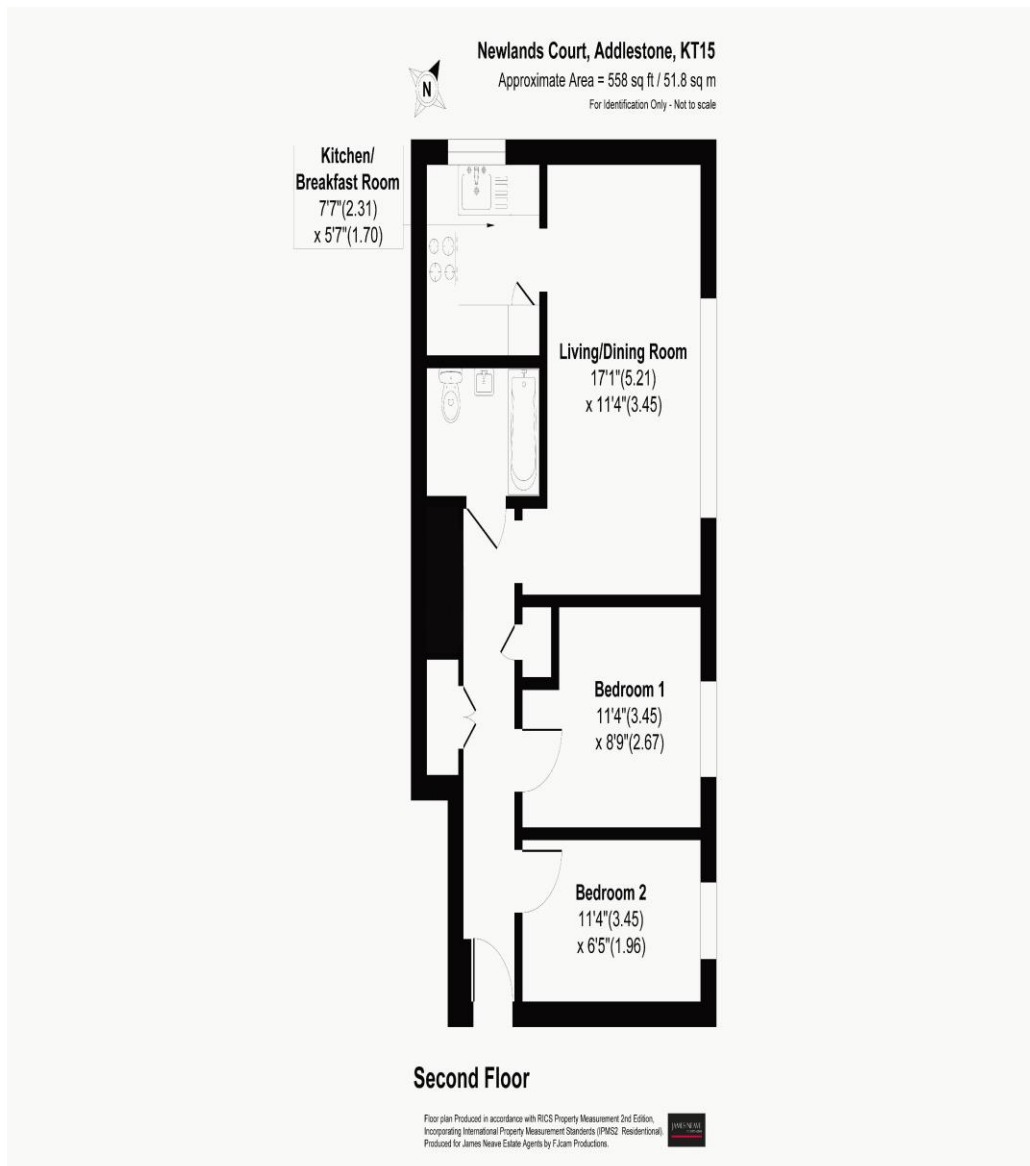
JAMES NEAVE
THE ESTATE AGENTS



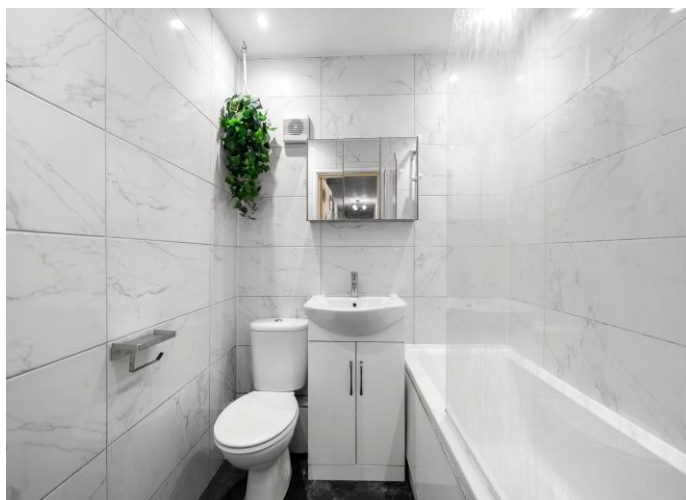
26 Newlands Court Addlestone Park Addlestone Surrey KT15 1RY

£225,000





A top-floor two-bedroom apartment situated within the well sought-after Addlestone Park area. Offering bright and spacious living throughout, this property represents an ideal opportunity for first-time buyers, downsizers, or investors seeking a home in a well-connected Surrey setting. Upon entering, you are welcomed by an inviting long hallway complete with generous storage cupboards. The layout separates the main living spaces from the bedrooms, featuring a dedicated, modern kitchen equipped with integrated appliances, alongside a comfortable and distinct living room perfect for both relaxing and entertaining. Both bedrooms are doubles, served by a central family bathroom. Uniquely for an apartment, the home benefits from accessible loft space equipped with a pull-down ladder, providing invaluable additional storage. Externally, the property benefits from one allocated parking space alongside ample visitor parking on-site. Further enhancing its appeal, the leasehold is currently in the process of being extended to over 170 years with £0 ground rent, ensuring long-term security and peace of mind. Situated in a popular residential area, this home enjoys easy access to Addlestone's vibrant amenities, including the Light Cinema, a Mini Waitrose, and various shops and restaurants. Commuters are superbly catered for, with Addlestone railway station located just approximately half a mile away and Junction 11 of the M25 within swift driving distance. EPC Rating D.



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.