



Est. 1976

£250,000

Ideally situated for Addlestone Town Centre and the Train Station is this modern 1-bedroom apartment with own balcony overlooking a local park. The apartment must be viewed to be fully appreciated and benefits from:

- *Double glazed
- *Lift
- *Central Heating via radiators
- *Gated allocated parking
- *Video Entryphone system
- *No onward chain
- *Bike storage building

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www.edward-barclay.co.uk

Security video entry phone system leading top communal hallway, lift to the flat:

Lobby area door to:

HALLWAY: Radiator, built in storage cupboard housing boiler, heating system and ventilation System, space and plumbing for a washing machine.

**LIVING ROOM/
KITCHEN:**

25'7'' x 9'8'' (including depth of units) Eye and base level units with under cupboard housing, laminated roll top worksurface, 1/12 bowl sink/drainer, 4 ring gas hob with built in oven underneath and extractor above, integrated fridge & freezer, part tiled walls, 2 radiators, power points, TV aerial point, laminated wood flooring, double glazed patio door leading to own balcony with views over parkland.

BEDROOM: 15'2'' x 9'7''(max) Rear aspect double glazed window, radiator, power points, TV aerial point, laminated wood flooring.

BATHROOM: White suite comprising panel enclosed bath with wall mounted shower above, and fitted shower screen, wash hand basin, toilet with hidden cistern, heated towel radiator, part tiled walls, energy efficient lighting, shaver point.

OUTSIDE: gated allocated parking, lockable bike storage building.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fittings or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.