



ADDLESTONE



£134,950 LEASEHOLD

Fantastic opportunity to purchase this Studio Maisonette ideally situated for Addlestone, Chertsey & Weybridge with an excellent motorway network.

- *Double glazed
- * Ground floor with own door
- *No onward chain
- *Ideal buy to let with approx. £950 pcm income

The property must be viewed to appreciate the accommodation and location on offer.

01932 859898

FREE NO OBLIGATION VALUATION
www.edwardbarclay.net

Double glazed door to the studio area:

STUDIO AREA: 17'10'' x 10'8'' Front aspect box window overlooking gardens, power points, night storage heater, laminated wood flooring.

KITCHEN: 6'6'' x 7'2''(including depth of units) Modern fitted kitchen with eye and, base level units incorporating eye level display cabinets, stainless steel sink/drainers, space and plumbing for a washing machine, space for an upright fridge/freezer, built in oven with electric hob and extractor above, laminated work surface, power points.

INNER LOBBY: 2 Built in wardrobes with hanging space and storage.

BATHROOM: White suite comprising of panel enclosed bath with shower screen fitted, pedestal wash hand basin, toilet with close coupled cistern, part tiled walls, ceramic tiled floor, wall mounted heater.

OUTSIDE: Communal gardens and residents and visitors parking.

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 fitments or new carpets etc. These particulars 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.