



ADDLESTONE



£240,000

A fantastic opportunity to purchase this deceptively spacious 2 large double bedroom split level maisonette ideally situated for Addlestone town centre, Chertsey Town centre and amenities and must be viewed to be fully appreciated and benefiting from

- * 2 double Bedrooms * Lounge with balcony *
- * Kitchen * Bathroom * Garden
- * Double glazed * Approx 932 years remaining on the lease

01932 859898

FREE NO OBLIGATION VALUATION

www.edward-barclay.co.uk

HALLWAY: Double glazed door with double glazed window, laminated wood flooring, power points.

LOUNGE: 14ft x 12ft, rear aspect double glazed window. power points, feature fireplace, double glazed door leading to a balcony overlooking gardens, heater.

KITCHEN: 7ft x 11ft (including depth of units). front aspect window, eye, and base level units, 4 ring electric hob with built in oven underneath and extractor above, space for an upright fridge/freezer, space and plumbing for a washing machine, stainless steel sink/drain, part tiled walls, power points.

Stairs from the hallway leading to the

**FIRST FLOOR
LANDING:**

Built in storage cupboard

BEDROOM 1: 14ft 3inches x 9ft 1inch Rear aspect double glazed window, power points. heater, Built in mirror fronted wardrobes with hanging space and storage.

BEDROOM 2: 14ft 3inches x 9ft 10 inches front aspect double glazed window, power points, built in mirror fronted wardrobes with hanging space and storage, heater.

BATHROOM Skylight window, corner bath, wash hand basin inset into vanity unit with Storage underneath, part tiled walls.

Outside: Garden area.

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.