

**JAMES NEAVE**  
THE ESTATE AGENTS

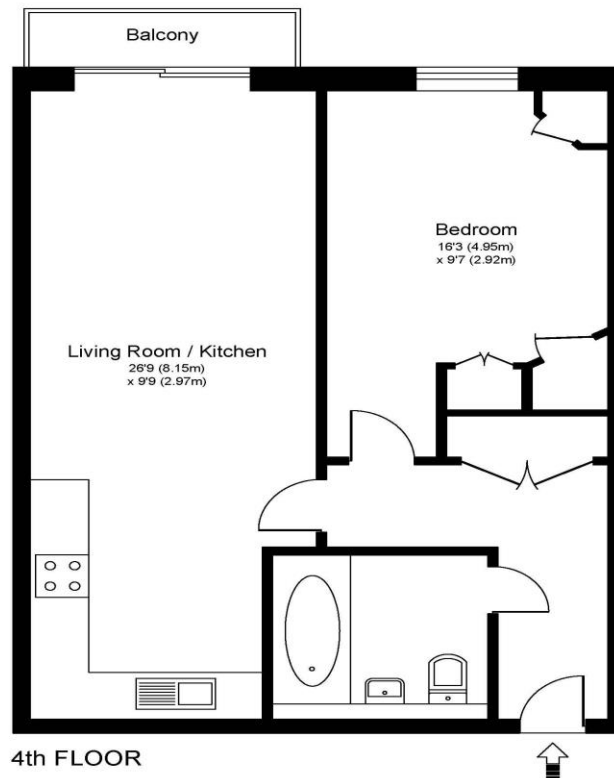


**107 Oak House Victory Park Road Addlestone Surrey KT15 2FG**

**£215,000**



OAK HOUSE, VICTORY PARK ROAD, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 48 m sq / 515 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This well presented top-floor apartment offers an urban lifestyle in the very centre of Addlestone. Accessible via a convenient lift system, the property is perfectly positioned just steps from the train station and a wide array of town centre amenities. The heart of the home is the bright and airy open-plan living area, where a modern kitchen flows seamlessly into the lounge. Large windows and a private balcony provide the space with natural light while offering impressive, elevated views. The accommodation further consists of a spacious double bedroom featuring built-in wardrobes, and a contemporary bathroom. Practicality is well-catered for with a secure gated entry system and one allocated parking space. Residents will enjoy being close to the popular Light Cinema complex, alongside an excellent selection of shops, takeaways, and restaurants. The location is equally ideal for motorists, with easy access to the M25 at Junction 11. Boasting an EPC Rating of C, this property represents an outstanding opportunity for a first-time buyer or buy to let investors.





**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.