

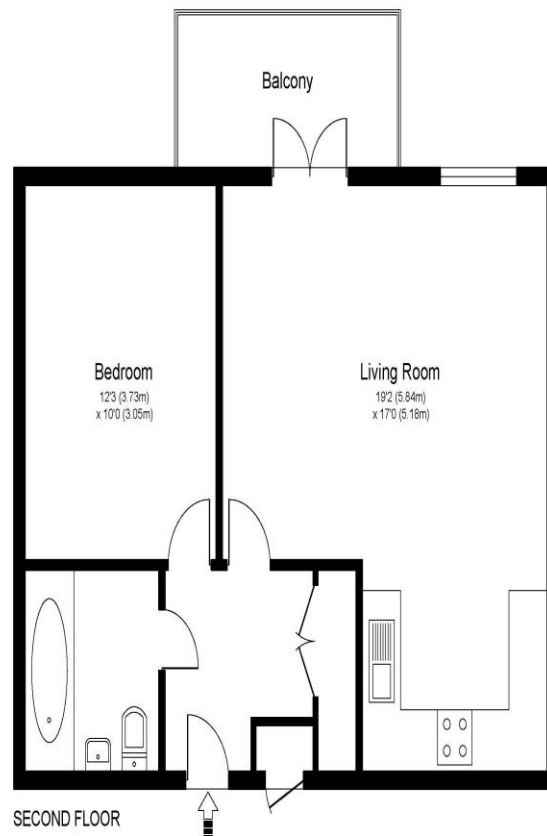


Apartment 8 Thaden Apartments Hawker Drive Addlestone Surrey KT15 2GS

£260,000



THADEN APARTMENTS, HAWKER DRIVE, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 49 m sq / 525 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 beautifully presented one-bedroom, first-floor apartment offers a sophisticated living experience within a modern and highly regarded development. Perfectly positioned for both convenience and leisure, the property is located just a short distance from Addlestone station and town centre, while also providing easy access to Weybridge and picturesque canal walks nearby. Boasting an impressive EPC Rating of B, the home is exceptionally energy-efficient, complemented by a modern electric heating system and full double glazing throughout. The heart of the apartment is the expansive open-plan living room, which feels bright and airy. The kitchen is intelligently offset from the main lounge area, allowing for a seamless flow that remains practical for day-to-day living. A standout feature of the living space is the private balcony, which offers a peaceful place to unwind while overlooking the greenery situated behind the building. The accommodation is completed by a generous double bedroom and a fully equipped bathroom. Accessibility and community are at the forefront of this development. Residents benefit from lift access to all floors and a friendly, welcoming atmosphere within the block. For those with a vehicle, the apartment includes one allocated parking space. Whether you are a first-time buyer or looking for a low-maintenance investment, this apartment delivers a "turn-key" lifestyle in a prime Surrey location. EPC Rating B.



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.