

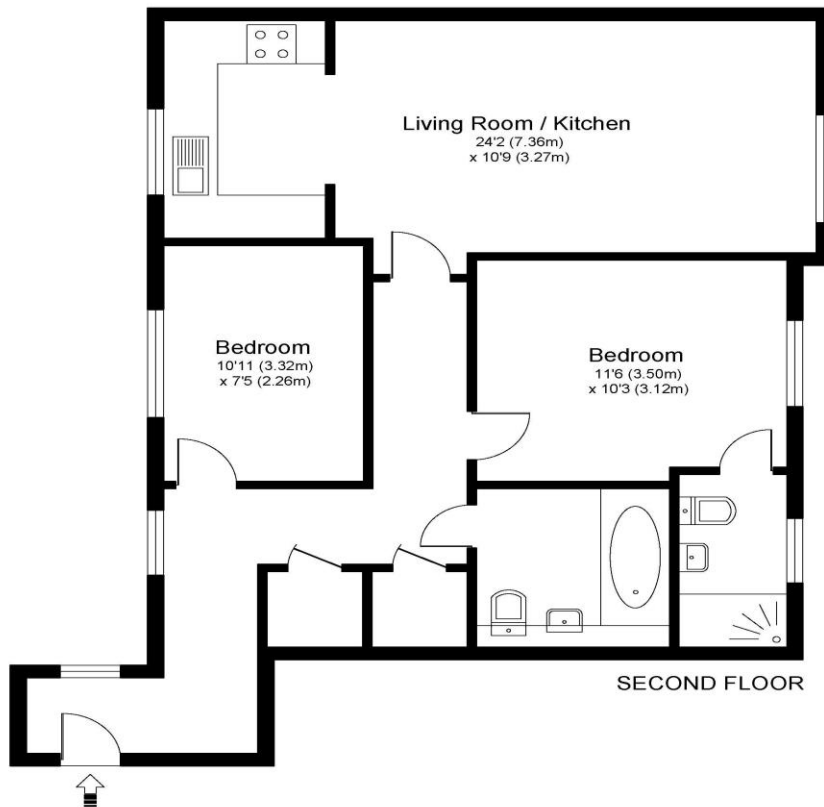


**21 The Quadrant Brighton Road Addlestone Surrey KT15 1PX**

**Offers Over £280,000**



THE QUADRENT, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 67 m sq / 720 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.

For sale with no onward chain, occupying a prime top-floor position, this bright and spacious two-bedroom apartment offers a modern lifestyle in a highly convenient location. The centrepiece of the home is a superb open-plan living and kitchen area, where dual-aspect windows allow natural light to pour in from multiple angles, creating an airy and welcoming environment for both daily life and hosting guests. The living accommodation is thoughtfully designed with two well-proportioned bedrooms and two bathrooms, including a private en-suite to the main bedroom. Beyond the standard living space, this property offers the rare and practical advantage of private loft space, providing additional storage that is often missing in contemporary apartments. Comfort is ensured year-round with double glazing and gas central heating throughout. Externally, the property is situated within a secure environment, featuring a gated car park with its own allocated parking space. The location perfectly balances urban convenience with outdoor leisure; residents are just a short walk from the amenities of central Addlestone while also being within easy reach of tranquil canal-side walks. With a long leasehold of over 130 years remaining, this is an excellent opportunity for buyers seeking long-term security in a popular residential setting. EPC Rating D.





**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.