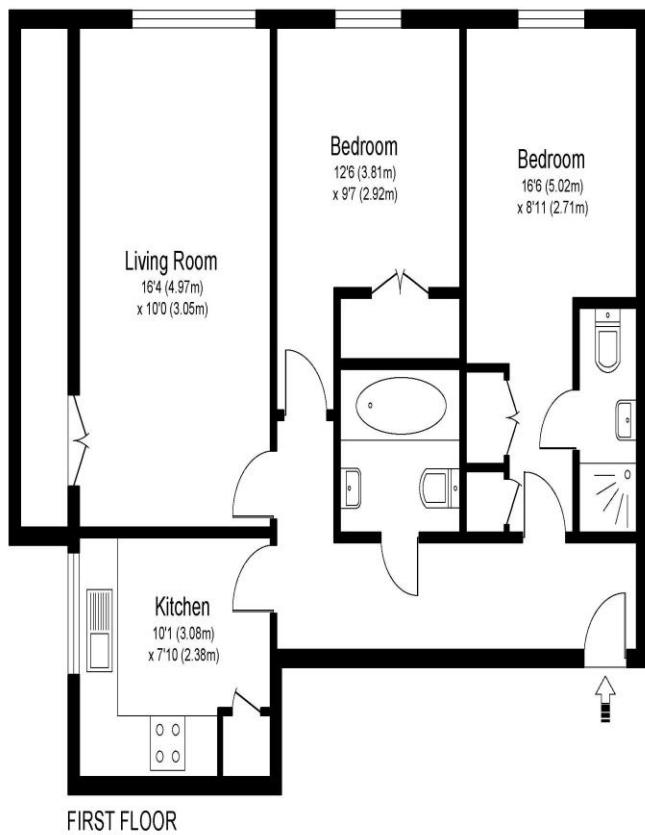




**6 Oakdene House Brighton Road Addlestone Surrey KT15 1PH**

**£270,000**





Approximate Gross Internal Floor Area: 59 m sq / 635 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, this spacious and well-proportioned two-bedroom top-floor apartment is perfectly situated in a popular residential pocket of Addlestone. Offering a sense of privacy and elevated views, the property is an ideal choice for buyers or investors looking for a well-located home with significant potential. The interior layout features a distinct separation between the living and cooking areas, with a dedicated kitchen and a bright, airy living room. Both rooms benefit from double glazing and there is electric heating throughout. A standout feature of this top-floor residence is the clever use of eaves space, providing additional storage that is rarely found in modern apartments. The accommodation further comprises two bedrooms and two bathrooms, ensuring a high level of convenience for residents and guests alike. Outside, the property enjoys the security of a gated car park where the apartment benefits from its own allocated parking space. Ideally positioned close to central Addlestone, the property is just a short walk from the town's vibrant selection of shops, cinema, and restaurants, as well as excellent transport links via Addlestone station. Please note that this property is offered for sale "as is" with a leasehold of 76 years. It has been competitively priced to reflect the lease length, representing a fantastic opportunity to secure a home in a high-demand Surrey location. EPC 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.