

Bourne

ESTATE AGENTS



Strawberry Fields, Addlestone, Surrey, KT15 1BQ

£300,000

Strawberry Fields, Addlestone, Surrey, KT15 1BQ

A fantastic opportunity to purchase a 2 bedroom ground floor maisonette in a modern development in Addlestone.

The property is located on the ground floor of a modern development with allocated parking, private patio and its own private entrance.

This lovely modern maisonette is offered with no onward chain and comprises: spacious open plan kitchen/living/dining area where everyone can cook, eat and chill out in contemporary comfort in a modern kitchen with various integrated appliances.

Two generous double bedrooms are on offer which both easily accommodate wardrobes and associated bedroom furniture, which are serviced by a modern bathroom suite.

Allocated and visitor parking is in good supply.

The option to purchase a 40% shared ownership is also available at an asking price of £120,000 with a rental amount on the remaining 60%.

Council Tax Band D - £1,929.39

Service Charges - £948.12PA

Ground Rent - £100PA

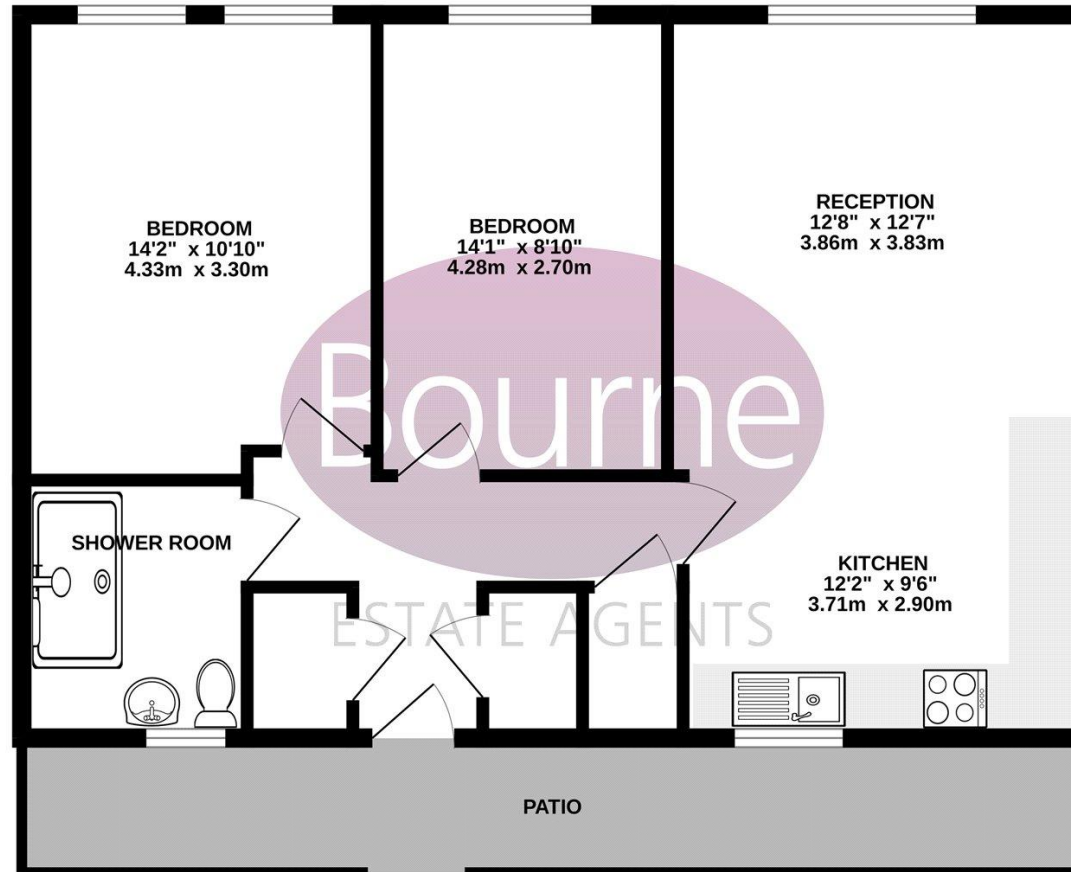
Leasehold - 113 years remain

(Figures correct at time of publishing)

- Ground floor maisonette
- Private entrance
- Two generous double bedrooms
- Modern kitchen
- Spacious open plan living/dining room
- Modern shower room
- Private patio area
- Allocated parking
- 40% Shared ownership
- at £120,000 available



Floorplan

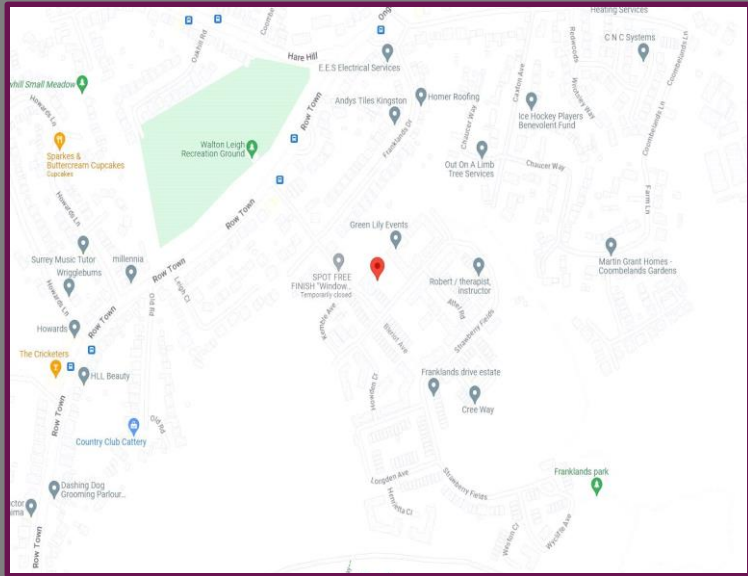


GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Addlestone is an attractive commuter town southwest of London and lies just within the M25 motorway. Addlestone mainline station (0.2 miles away) has a regular service to London Waterloo and the M25 (Junc. 11) is about 1.5 miles away giving access to the motorway network. The local area offers a good range of primary and secondary schools, including St Georges College, and there is a wide choice of recreational facilities including sport clubs and health centres such Addlestone Health Centre



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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