



ESTATE AGENTS



Beaumont Apartments, Hawker Drive, Addlestone, Surrey, KT15 2FA £260,000

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A luxuriously appointed one bedroom first floor apartment with large balcony located in the Bleriot Gate development built by developers Redrow Homes just a short walk from Addlestone station.

Upon entering a spacious hallway sets the tone with stylish wooden flooring and a large storage cupboard with utility space for washing machine. This exceptional property features an open plan luxury kitchen, living and dining room with floor to ceiling window and french doors opening to a generous balcony terrace with space for table and chairs to enjoy the sun. The kitchen has a smart, sleek range of high gloss units and integrated appliances.

The generous double bedroom has a large window filling the room with natural light. The bedroom is serviced by an indulgent family bathroom with stylish tiled surrounds, bath with shower over and glass shower screen, low level WC, floating hand basin and chrome towel rail.

Convenience and comfort are key elements of this residence, with allocated and visitor parking available, cycle stores, lift access and communal gardens.

Council Tax Band C - £2,020.11pa

Leasehold - 989 years remaining on lease

Service Charge - £1,299.30pa

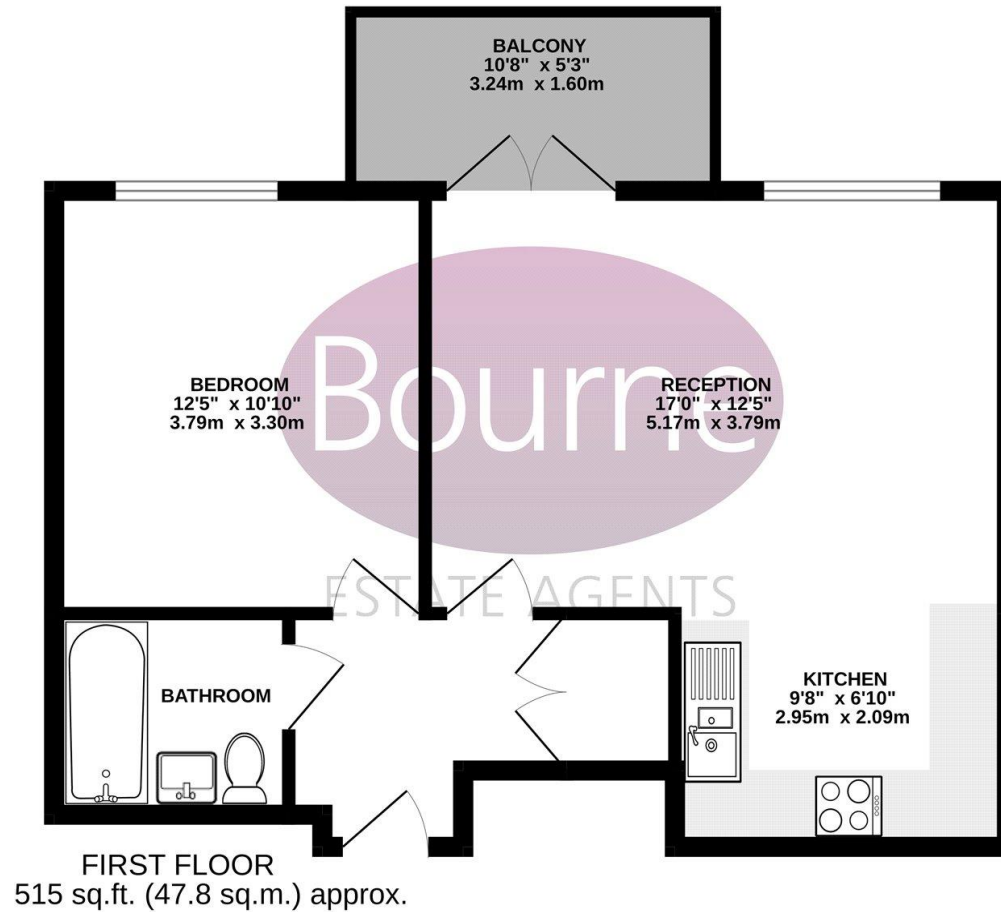
Ground Rent - £250pa

(Charges correct for 2024-2025)

- First floor apartment
- Open plan living/dining/kitchen
- Stylish high gloss kitchen
- High quality fittings throughout
- Spacious balcony
- Large double bedroom
- Luxury bathroom
- Allocated parking
- Visitors parking
- Close to Addlestone station



Floorplan



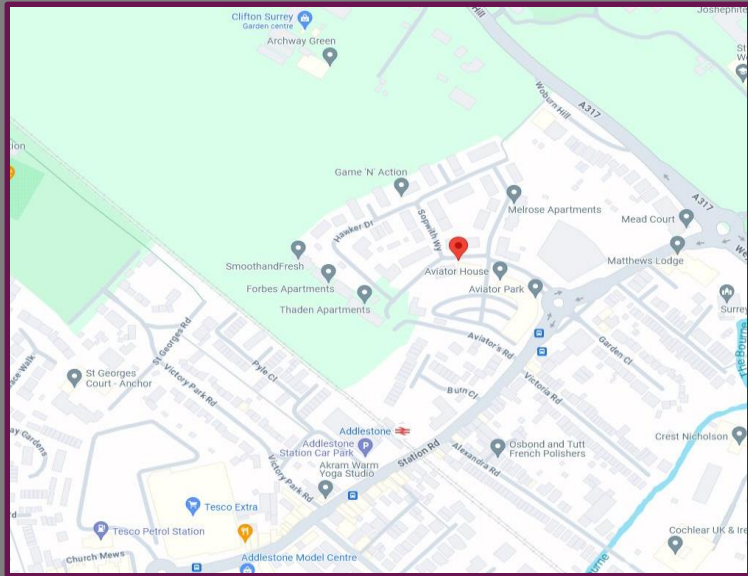
TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.

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 as Addlestone Health Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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