

Seymours

Roakes Avenue, Addlestone, Surrey

£275,000 Offers Over

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 842 sq. ft
- Chertsey 0.63 miles
- Two double bedrooms
- Dual aspect kitchen windows
- Garden
- Garage in block
- Long lease
- Peppercorn ground rent

This spacious two double bedroom maisonette offers well-balanced accommodation throughout and benefits from a garden and a garage. Ideally situated in a residential road in Addlestone, the property is offered with an exceptionally long lease of approximately 940 years remaining and a peppercorn ground rent. The accommodation comprises of a front aspect reception room featuring a fireplace, creating a welcoming living space. The kitchen enjoys dual aspect windows, allowing for plenty of natural light and ventilation. There are two generously sized double bedrooms along with a shower room fitted with a white suite. Externally, the property benefits from a garden, ideal for outdoor entertaining or relaxing, together with a garage located in a nearby block providing useful storage or parking. An excellent opportunity for first time buyers, downsizers or investors alike.

Transport Links
Chertsey 0.63 miles
Addlestone 0.83 miles
Weybridge 2.18 miles

Schooling Facilities
Primary
St Anne's Catholic Primary School
Stepgates Community School
St Paul's CofE Primary School

Secondary
Philip Southcote School
Sir William Perkins's School
Jubilee High School

Council tax band: C
Local authority: Runnymede
Tenure: Leasehold

Viewings
By appointment only
01932 846898 / sales@seymoursaddlestone.co.uk

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given.





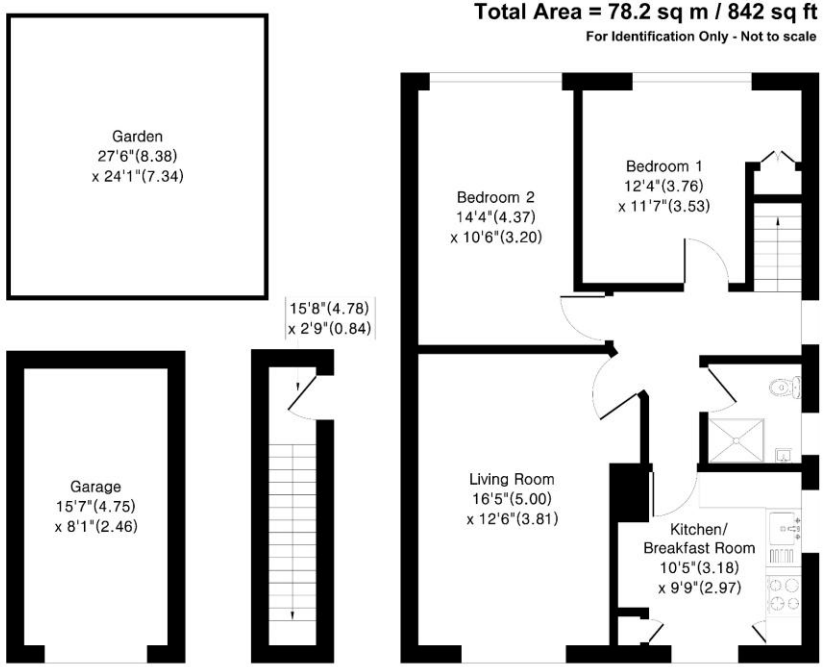




Floorplan

Roakes Avenue, Addlestone KT15

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft
Garage Area = 11.7 sq m / 126 sq ft
Total Area = 78.2 sq m / 842 sq ft
For Identification Only - Not to scale



Garage **Ground Floor** **First Floor**

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standerds (IPMS2 Residentional). Produced for Seymours Estate Agents.







Addlestone office 126 Station Road, Addlestone, Surrey, KT15 2BQ
01932 846898 / sales@seymoursaddlestone.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

The Property Ombudsman

ctsi APPROVED CODE TradingStandards.uk