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**Hawker Drive
Addlestone, Surrey**

Johnson & Jones

Melrose Apartments Hawker Drive Addlestone, KT15 2FX

Guide Price £260,000

Melrose Apartments is the epitome of modern day luxury living. Situated on the ground floor within the Aviator Park development with its own private patio garden, this incredibly spacious apartment is certainly one for those looking for highest of quality of lifestyle.

As you enter the apartment you are greeted by a large and airy hallway providing access to the rest of the apartment. The bedroom is a very comfortable double room with plenty wardrobe space. The bathroom has been fitted to the highest of standards with a white three piece suite, grey tiles and chrome fixtures, making it the ideal sanctuary after a long day. The living space is where we truly stand out. The kitchen has integral appliances, fitted in contemporary white and has a huge central island breakfast bar, creating a wonderfully social space for entertaining. In addition there is a cosy seating area with patio doors and plenty space for a dining table or study area, for those who work from home.

Externally we have a lovely private patio which catches the sun beautifully. There is an abundance of parking within the development with an allocated parking space included right by the back doors. Further benefits include two storage cupboards off the hallway, gas central heating, double glazed windows and an entryphone system to the front door.

Being larger, higher specification and better positioned than most others on the market at present, we highly encourage an early internal inspection to truly appreciate all which this fabulous property has to offer.

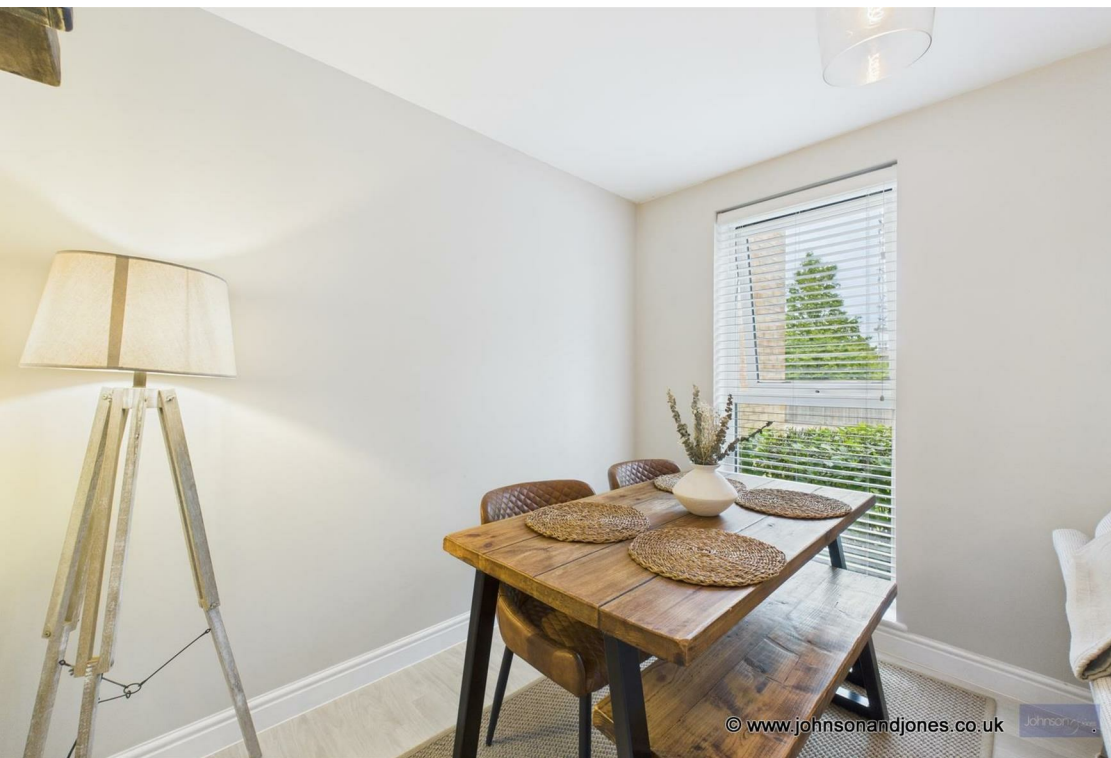
Lease Length - 114 years remaining.

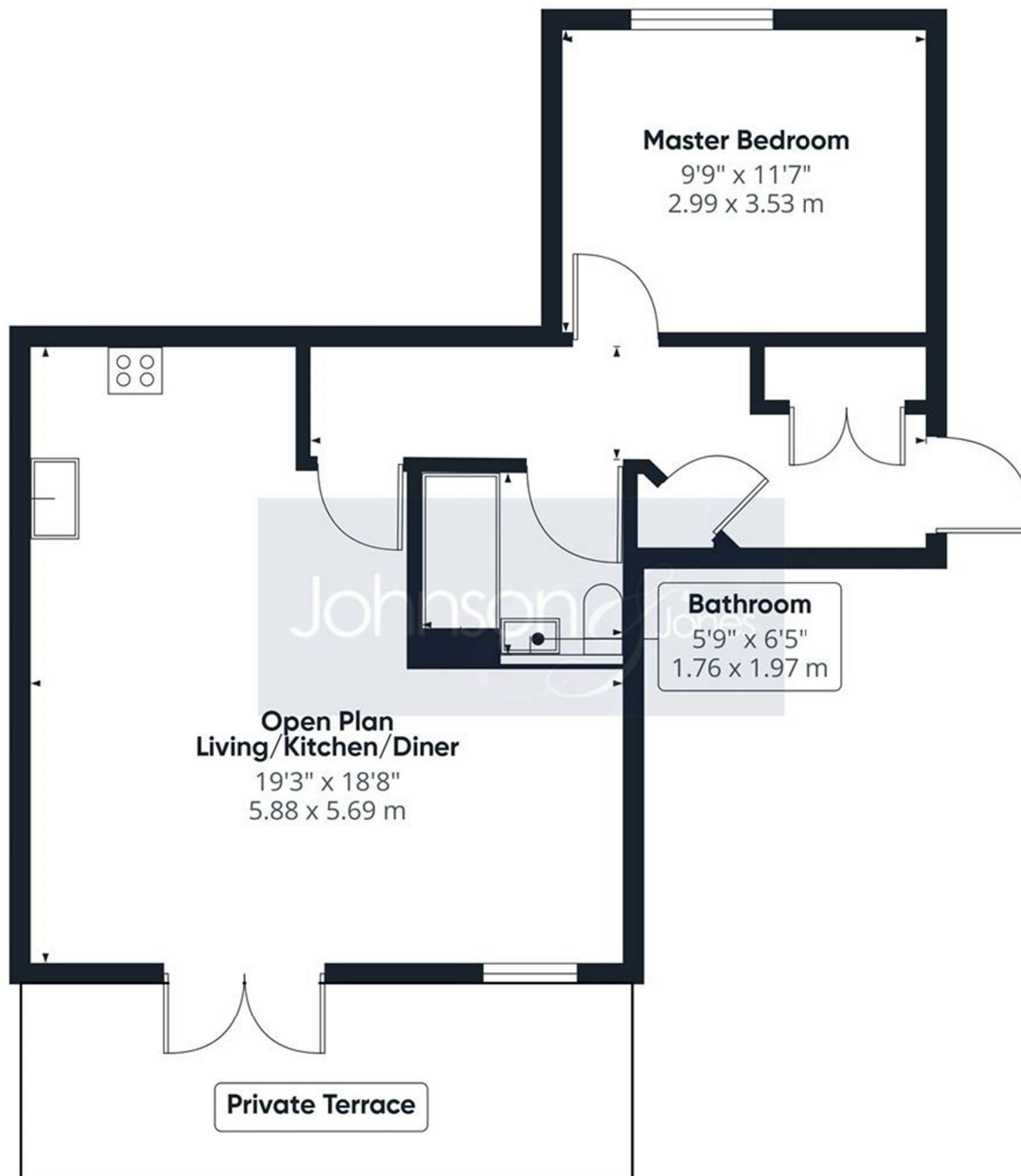
Ground Rent - £200.00 Per Annum.

Service Charge - £1,500.00 Per Annum.



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area⁽¹⁾

530 ft²

49.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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