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Station Road
Addlestone,

Johnson & Jones

17 Matthews Lodge Station Road Addlestone, KT15 2FB

Guide Price £120,000

This beautifully presented one-bedroom, first-floor apartment offers a vibrant and secure lifestyle in the heart of a highly sought-after, contemporary retirement community.

As you step inside, you are welcomed by a larger-than-average, bright and airy open-plan lounge and dining room, creating an inviting space to relax or host friends and family. This main living area flows seamlessly into a modern, fully fitted kitchen designed for effortless daily living. The peaceful master bedroom is generously proportioned and boasts built-in wardrobes, while the immaculate three-piece bathroom suite offers both comfort and ease of use. Practicality is also key, with two unusually spacious storage cupboards located off the hallway to keep your home clutter-free.

With full lift access making daily life easy, the development itself is designed to offer ultimate convenience and complete peace of mind. Residents enjoy access to a dedicated laundry room, ample on-site parking, and the reassurance of an on-site house manager coupled with a 24-hour emergency care line and a secure entry system.

Perfectly positioned just a short, level stroll from Addlestone High Street, you will have a fantastic array of shops, cafes, and essential amenities right on your doorstep. The nearby Crouch Oak family practice and associated medical services provide excellent local healthcare, while Addlestone train station is close by, making visiting family and exploring the local area incredibly simple. This is a wonderful opportunity to embrace a relaxed, independent lifestyle in a warm and welcoming community.

Tenure: Leasehold

Lease Length: 125 years from 2006

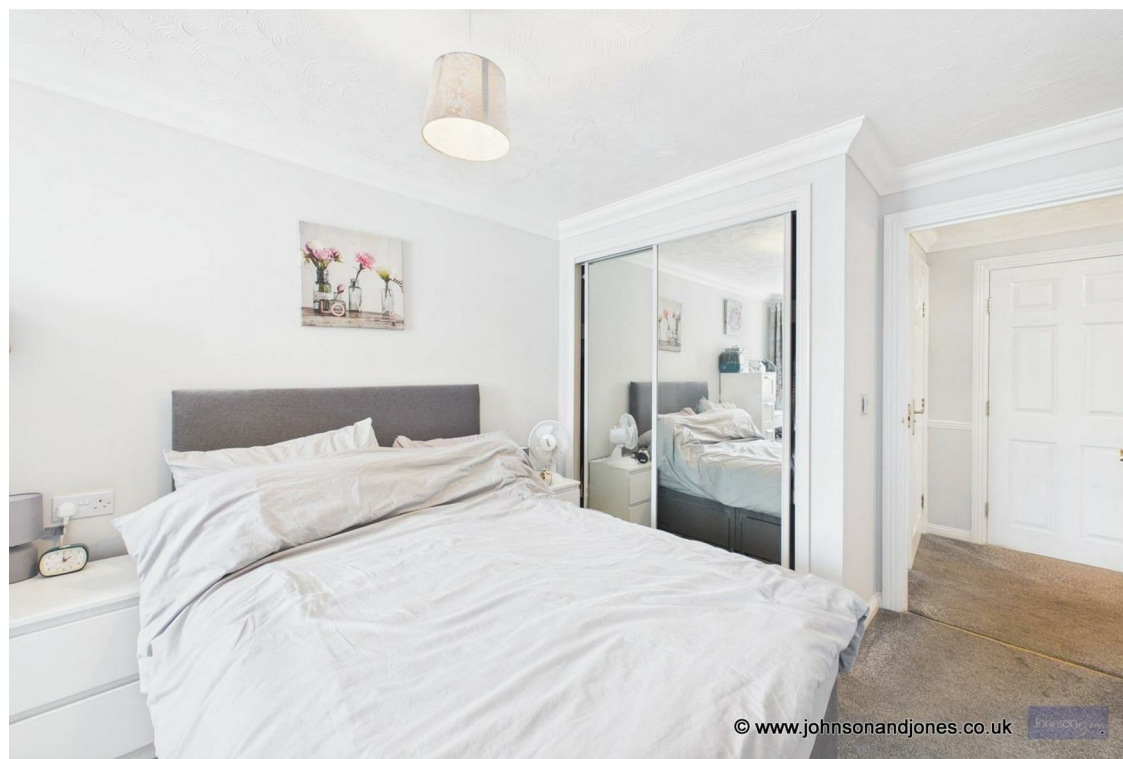
Service Charge: £2,615.84 Per Annum

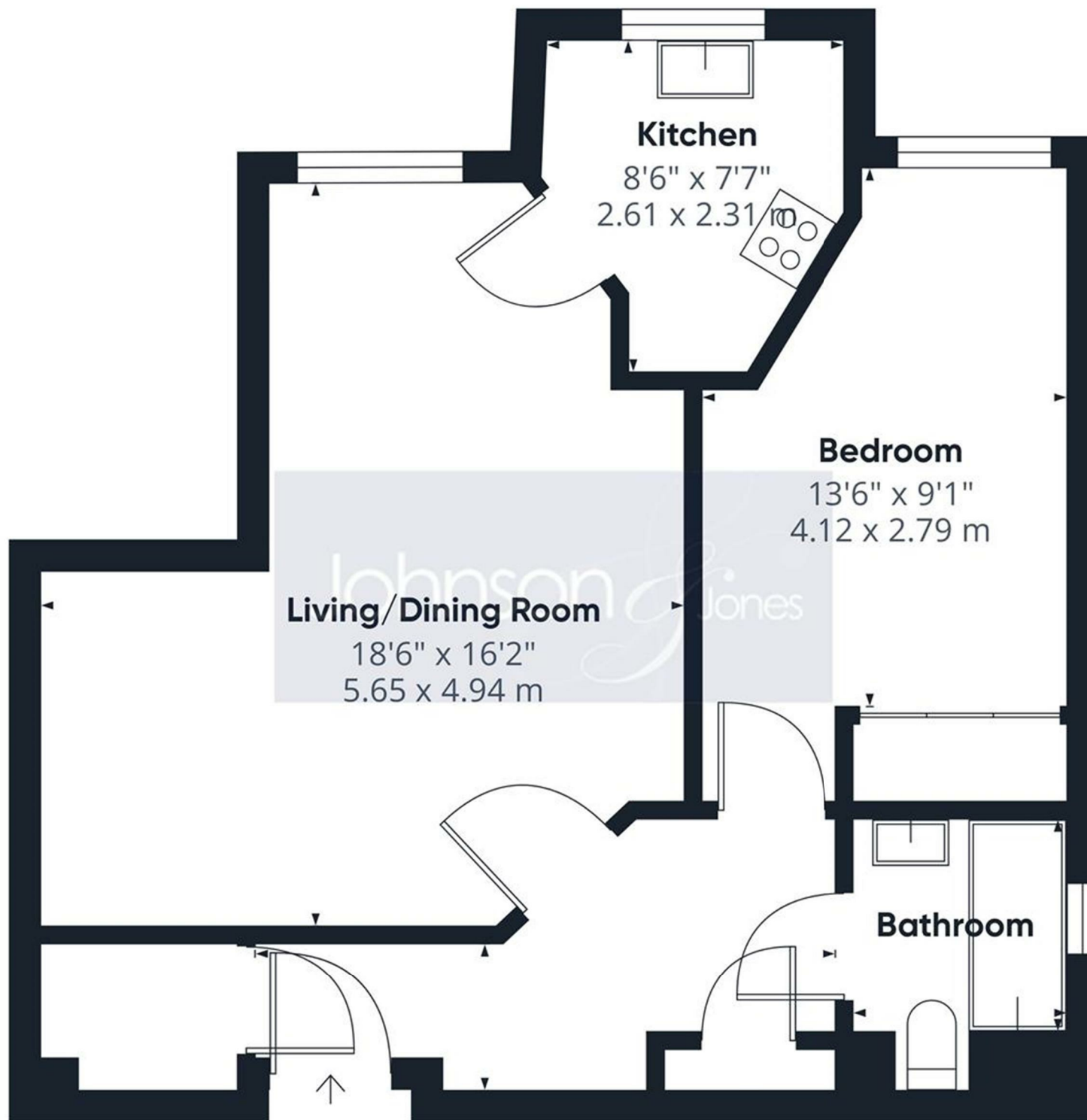
Ground Rent: £900.00 Per Annum

Council Tax: Band C



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⁾

533 ft²

49.5 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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Surrey, KT16 8AA

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