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**Harrow Close  
Addlestone,**

**Johnson** *J* **Jones**

# 42 Harrow Close Addlestone, KT15 2GH

**Guide Price £180,000**

Tucked away in the peaceful surroundings of Harrow Close, on the borders of Chertsey and Addlestone, this beautifully presented ground-floor apartment offers a seamless blend of modern style, comfort, and practical design. Offered to the market vacant and with no onward chain, it presents an ideal turn-key opportunity for first-time buyers, downsizers, or investors alike.

Upon arrival, the property features convenient ramped, step-free access to the front entrance. Inside, a welcoming central hallway—a rare and valuable find in modern one-bedroom homes—anchors the apartment. This space includes both a generous storage cupboard for coats and shoes, and a dedicated utility cupboard housing the washing machine to keep the main living areas clutter-free.

At the heart of the home is an impressive open-plan living, dining, and kitchen area designed for effortless living and entertaining. The contemporary kitchen is stylishly appointed with sleek white cabinetry, contrasting dark work surfaces, and abundant storage space. The adjoining reception area effortlessly accommodates a full dining setup and a comfortable corner sofa, all framed by views over a quiet, leafy green area to the rear, ensuring a serene and private atmosphere throughout.

The bedroom is a spacious double retreat featuring a dedicated dressing area perfect for wardrobes, as well as pre-wired connections for a wall-mounted television. Serving the home is a crisp, modern family bathroom equipped with a classic white three-piece suite, elegant chrome fixtures, and an over-bath shower.

Combining a tranquil setting with modern accessibility and ultimate convenience, this delightful home is ready for immediate occupation. Viewing is highly recommended to appreciate everything this property has to offer.

Tenure: Leasehold

Lease: 125 Years From 2008 (circa 107 remaining)

Service Charge: £1,868.33 Per Annum

Ground Rent: £150 Per Annum

Chain: Vacant Chain Free Sale!



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<sup>(1)</sup>

420 ft<sup>2</sup>

39.1 m<sup>2</sup>

(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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