



**2 bed flat to buy in KT15**

Simplemarsh Road, Addlestone, Surrey, KT15 1QH

**£135,000** Starting Bid






 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

**Property features**

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  Two-bedroom split-level flat
-  First and second floor
-  EPC Rating D
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Two-bedroom split-level (1st and 2nd floor) flat with its own private entrance, offered with no onward chain. The property is spacious and light with large windows but requires full throughout and is currently unmortgageable due to a low lease of just 34 years. Benefits include a parking space, private garden area (currently unbounded and in poor condition), and a quiet residential setting close to Addlestone town centre, local schools, and strong transport links. Nearby amenities include a large Tesco, shops, restaurants, and The Light cinema. A project property with potential for significant value uplift, suitable for cash buyers or those able to extend the lease and undertake full renovation. EPC Rating D.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 34

Price: Starting Bid £135,000

Property Type: Flat

Parking: Allocated

Year built: 1970

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

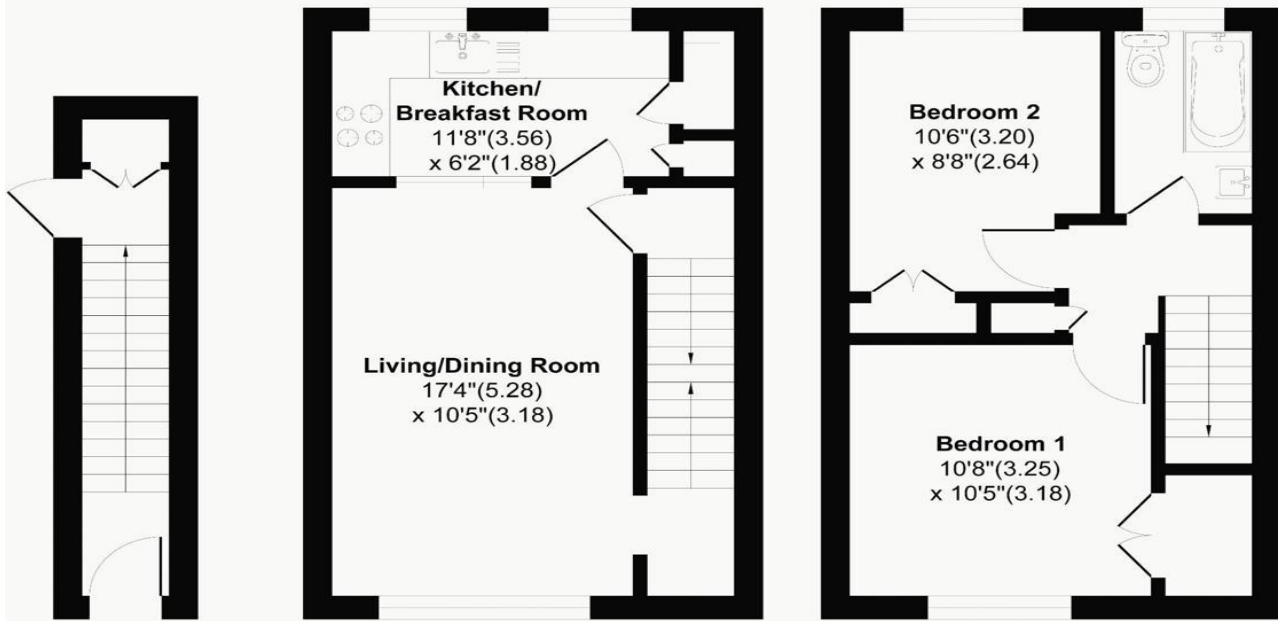
Air conditioning: No

Mobile signal coverage: Good

# Simplemarsh Road, Addlestone, Surrey, KT15

Approximate Area = 729 sq ft / 67.7 sq m

For Identification Only - Not to scale



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

**Second Floor**

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk**

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