



Ashley Road, Walton-on-Thames







## A penthouse apartment with direct lift access.

Manorcroft House was built in 2008 by Octagon home and is gated and set back from the roads with allocated parking for two cars.

The second floor apartment spans the entire top floor and is reached via a secure direct lift. Entry is into a wide, bright hallway which in turn gives access to all of the bedrooms and reception areas.



**Tenure**  
Share of Freehold

**Local Authority**  
Elmbridge Borough Council

**Council Tax**  
Band G



The eat-in kitchen is also a bright space with a large dining area and a fully fitted kitchen with integrated appliances and an induction hob.

The large reception is 27' by 20' and has access to a pretty terrace which overlooks the rear communal garden. There is another door which also provides access from the principal bedroom.

There are three double bedrooms, one which is en suite to a large bathroom with bath and separate shower. The family bathroom services the remaining two bedrooms and also has a bath and shower separate.

Additionally, there is a utility room and guest WC, plus communal gardens.

The apartment is offered as a share of the freehold and the building is well run by the residents with a low service charge. No onward chain.









## Location

The town of Walton is located within 0.7 miles and offers an excellent mix of shops, restaurants and coffee shops including M&S foodhall, Costa, Wagamama's and an Everyman cinema.

Walton is bordered by the River Thames ideal for family walks, cycle rides, runners and those keen on water pursuits. Additional leisure pursuits are available at the Elmbridge Excel Sports Hub including football and athletics.

The larger towns of Weybridge, Esher and Cobham are all easily accessible, along with the picturesque village of West End with its own pub, sports club, village green and pond and the renowned Garson's Farm, perfect for fruit picking, coffee or lunch.

The train station is located approximately 0.4 miles away and provides a regular and fast services to London Waterloo in approximately 25-30 minutes.

Schooling in the area is superb with an excellent selection of both private and state schools including Cleves, Notre Dame, Feltonfleet, St George's College, Reeds, Hampton and Halliford.

## Distances

Walton Station 0.4 miles, Walton Town Centre 0.7 miles  
Weybridge 2.5 miles, Kingston 7 miles, Guildford 14 miles  
Central London 24 miles.

All distances are approximate.

All state schools referenced are subject to catchment areas.



**Approximate Gross Internal Floor Area**  
**= 180.6 sq m / 1944 sq ft**  
**(Including Lift / Reduced Headroom)**  
**Lift / Reduced Headroom = 12.8 sq m / 138 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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