



604 The Heart, Walton-on-Thames, Surrey, KT12 1GG

Price Guide £575,000

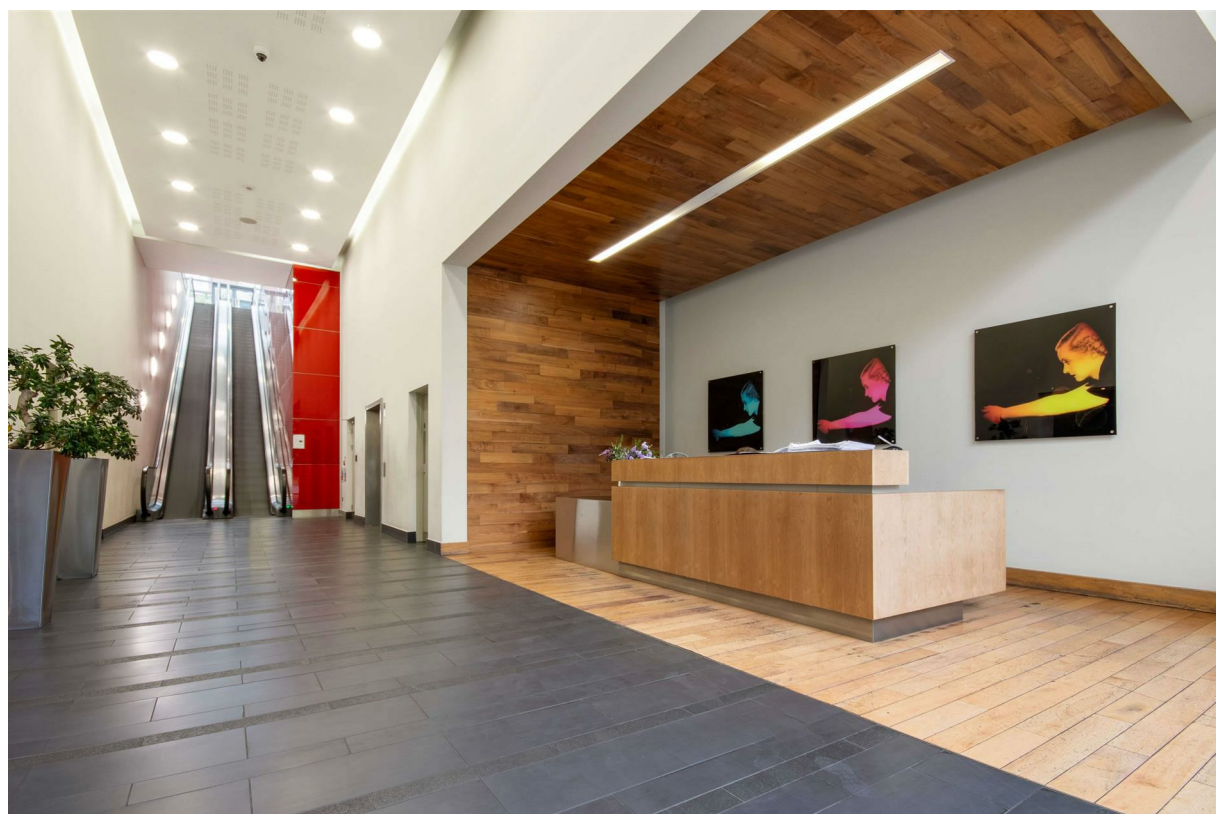
- Interior designed fully furnished ready to move in
- Two bathrooms
- Outstanding views
- 24 hour security
- Luxury two double bedrooms
- Modern kitchen fully furnished
- Fantastic location for commuters
- End of chain

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Luxury, exquisite penthouse apartment that has been interior designed and offered fully furnished. Rare to the market is this two double bedroom penthouse apartment with a dual aspect balcony that wraps around the apartment offering a panoramic outlook stretching over the horizon with views of Windsor and Surrey hills. Floor to ceiling windows throughout, two bathrooms and open plan modern kitchen to a spacious lounge. Lift access from the basement garage with allocated parking and resident permit.



Council Tax Band: E



INTRODUCTION

Luxury two double bedroom furnished penthouse apartment with Southerly and Westerly facing balconies and double aspect living space enjoying stunning views over the Surrey countryside towards the South Downs, Windsor Castle and the River Thames. Inclusive of secure allocated underground parking, this fabulous apartment would be suitable as a lock up and leave as well as a main residence. Walton mainline train station is under a mile away with direct access to Waterloo in 25 minutes. The perfect location for commuters and tenants relocating to the popular location of Walton On Thames.

COMMUNAL ENTRANCE

Concierge available for the residents of The Heart development, escalator leading to the communal gardens and then lift to the 6th Floor where you are welcomed with a friendly communal hallway.

ENTRANCE HALL

Impressive entrance hall with a large mirror, side table, secure entry phone, built in double cupboard housing the water tank and washer dryer.

OPEN PLAN KITCHEN

Well designed kitchen with eye and base level cupboards, granite worktop and island with a four burner electric hob, central extractor fan, pan drawers and two bar stools. High specification integrated Neff appliances including; dishwasher, tall fridge freezer, eye level oven and further micro-oven. Under cupboard lighting, tiled floor, floor to ceiling double glazed window with amazing views and down lights.

RECEPTION ROOM

Impressive living room benefiting from the panoramic views of South Downs, Windsor Castle and the Thames. This beautiful room is great for relaxing and entertaining with dual aspect floor to ceiling double glazed windows and wrap round balcony. Fully furnished with a glass modern dining table and three piece suite.

BATHROOM

Modern white bathroom suite comprising of a large enclosed panel bath, shower over bath, tiled floor, large mirror, hand basin and low level toilet. Heated towel rails and part tiled walls.

MASTER BEDROOM

Large master bedroom with carpet, mirrored wall and king size bed with headboard, large built in double wardrobe, feature wallpaper and door leading to the en-suite.

EN-SUITE TO MASTER

Corner shower cubicle with power shower, tiled floor, part tiled walls, hand basin, low level toilet, down lights and extractor fan.

SECOND BEDROOM

Side aspect double glazed floor to ceiling windows, large double bedroom, feature wallpaper, carpet, built in wardrobe and electric panel heating.

BALCONY

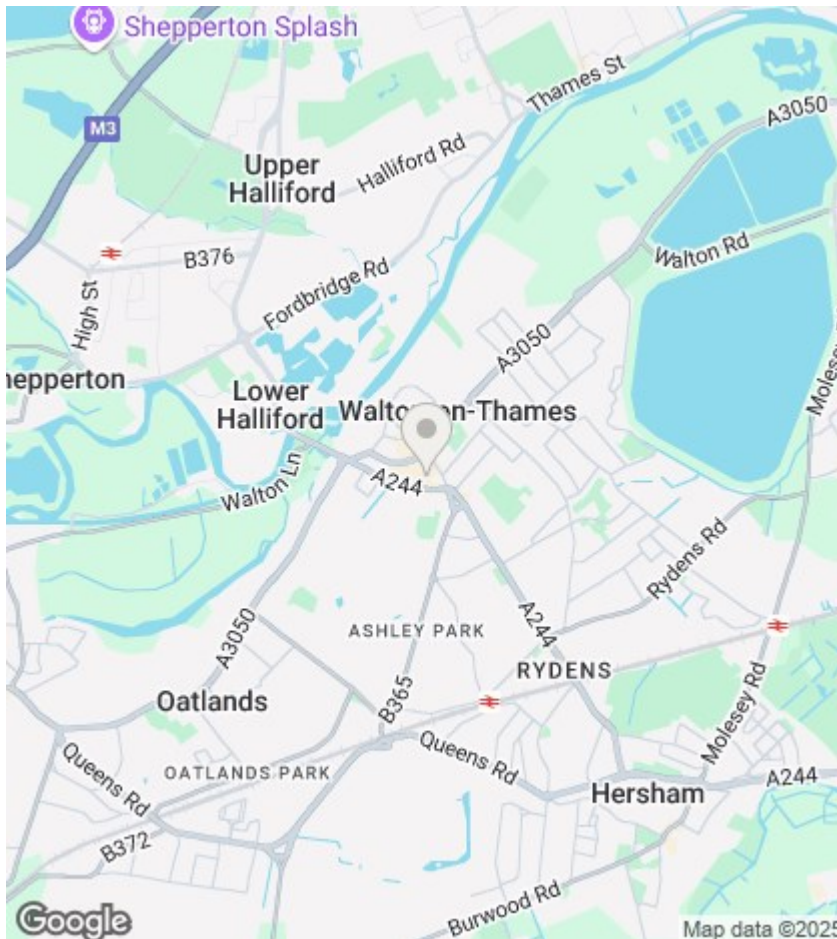
Accessed via the living room this superb South Westerly facing balcony has a unique wrap round style that offers the amazing breath taking views of the South Downs, Windsor Castle and The Thames. Ample space to enjoy the sunset.

PARKING

One allocated underground parking spaces in a secure car park with lift access from the car park to the 6th Floor.







Directions

Walton-on-Thames Train Station Head south-west on Station Ave towards Ashley Park Rd. Turn right towards Ashley Rd/B365. Slight right onto Ashley Rd/B365. Go through 1 roundabout. Turn left onto New Zealand Ave/A244. The Heart, New Zealand Ave, Walton-on-Thames KT12 1GH

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate gross internal floor area 97 SQ M 1044 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.