





LEASEHOLD

2 BEDROOMS, 1 BATHROOM, 1 RECEPTION ROOM

Beautifully Presented, Two-Bedroom Apartment in the Heart of Walton-on-Thames, KT12

A beautifully presented split level two bedroom apartment offering bright, modern living space in the heart of Walton-on-Thames. Ideally positioned within a popular town centre development built in 2018, this stylish home is just a short walk from the River Thames and a wide range of local shops, cafés, and amenities.

The first floor entrance opens into a generous hallway with built in storage and a separate cloakroom. The open plan kitchen, living, and dining area provides an excellent social hub, featuring modern fitted units, integrated appliances, and a large window allowing plenty of natural light.

Upstairs are two double bedrooms, both with fitted wardrobes, and a contemporary bathroom with quality fittings. Gas central heating and UPVC double glazing ensure comfort and efficiency throughout the year.

The property benefits from a secure gated car park with an allocated parking space, a lift serving all floors, and a video entry system for added security.

Perfect for professionals, small families, or investors, this superb apartment combines modern design with a highly convenient location close to scenic riverside walks, excellent transport links, and all that Walton-on-Thames town centre has to offer.





PROPERTY

BRIDGE HOUSE, BRIDGE STREET, WALTON-ON-THAMES, KT12

At a glance:

- Two Double Bedrooms with Fitted Wardrobes
- Superbly Presented Split Level Apartment
- Stunning Open Plan Kitchen/Lounge/Dining Room
- Separate Cloakroom
- Gas Heating
- Double Glazed Windows
- Gated Car Park with Allocated Space
- Short Walk from The River Thames
- First floor with a Lift

Other Information:

Lease: 117 years unexpired

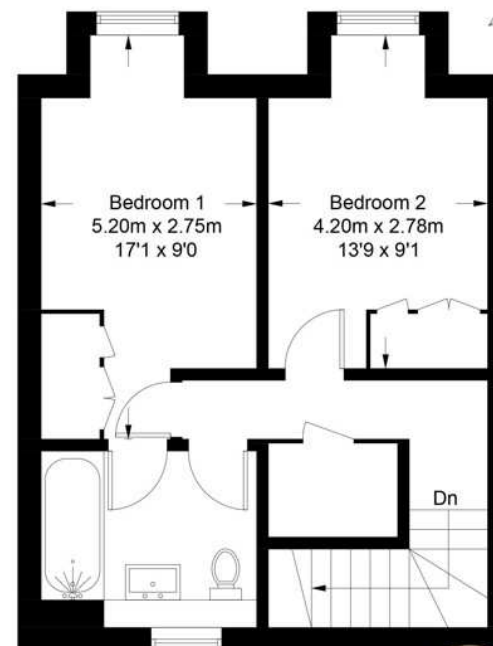
Service Charge: £1,644 per year

Ground Rent: £435 per year

Bridge House, Walton-On-Thames, KT12



First Floor
40.6 sq m / 437 sq ft



Second Floor
40.4 sq m / 435 sq ft

Approximate Gross Internal Area = 81 sq m / 872 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (1253443)

CENTURY 21
London Central

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	