

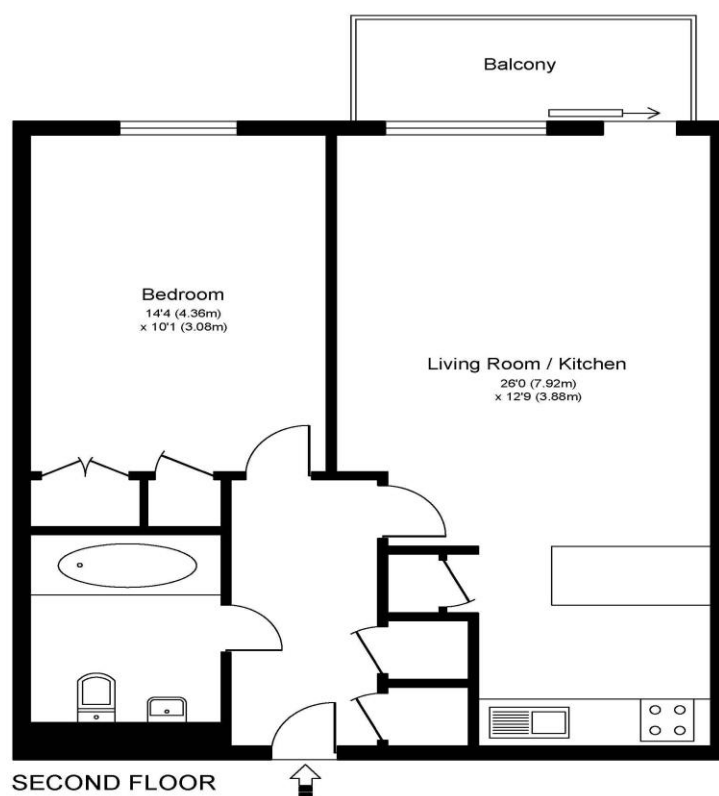


**273 The Heart Walton-On-Thames Surrey KT12 1GB**

**£275,000**



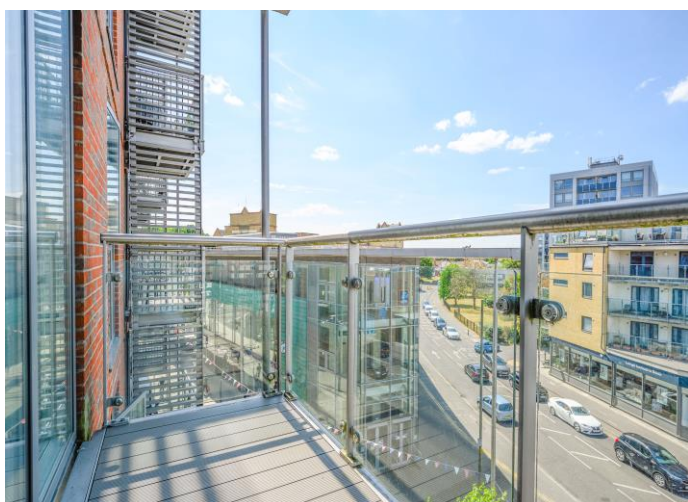
THE HEARTS, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 54 m sq / 580 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A well-presented one-bedroom apartment set within the popular Heart development. Being on the second floor means you get plenty of light and gives a pleasant outlook, and also benefits from a balcony with room for a small table and chairs. The living room is a nice size and is open plan to the kitchen which is separated by a breakfast bar. The bedroom is a good double with built-in wardrobes. The bathroom has a luxury feel and includes a shower over bath. The development is incredibly popular and benefits from a secure entry system, lift and underground parking. Positioned within the centre of town with lots of shops and restaurants around you, plus it is walkable to the River Thames with a nice selection of Riverside Pubs. Walton-on-Thames Train Station is approx 1 mile away and offers a fast train service into London Waterloo. EPC Rating B.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.