

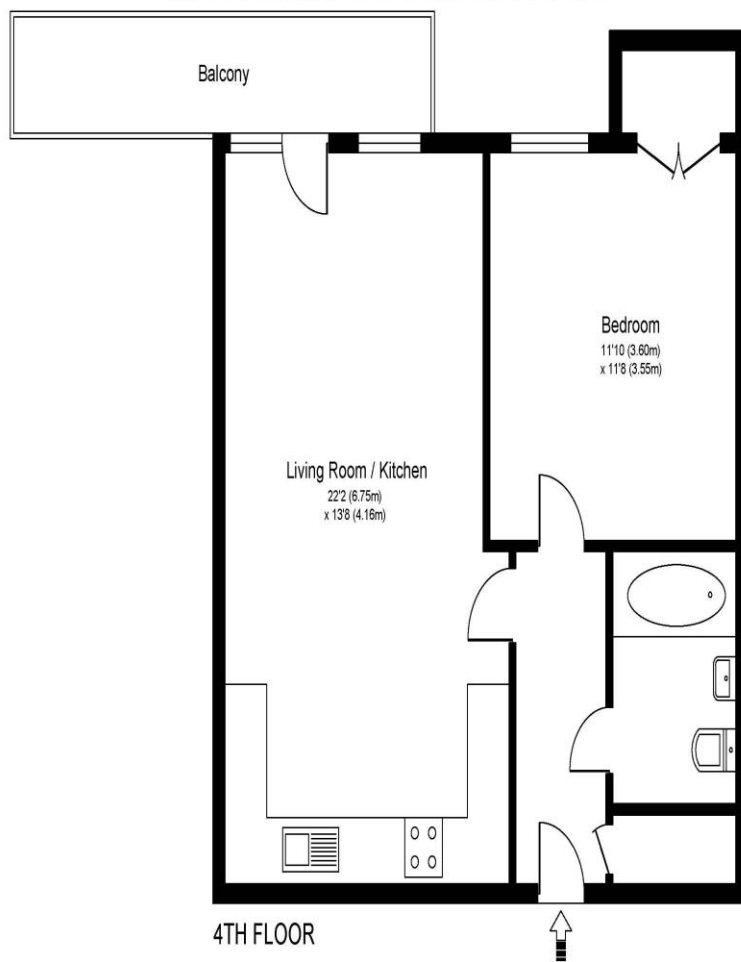


34 Colwell House Hepworth Way Walton-On-Thames Surrey KT12 1DP

£245,000



COLWELL HOUSE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 52 m sq / 560 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.

For sale with no onward chain, a modern one-bedroom apartment, centrally located in Walton allowing for easy access to all the towns amenities and River Thames. Also benefiting from a renewed leasehold (from completion) and underground parking for one car. The flat is well presented throughout and benefits from a south westerly facing balcony giving private outdoor space. The kitchen and living room are open plan with plenty of room to work with. The balcony comes off the living room. The bedroom is a good double room with built in wardrobe. There is a white bathroom suite with shower over bath. Benefits of the block include an underground carpark where you get one space, a secure entry system, and a lift. Being in the town centre means you have all the shops, supermarkets and restaurants close by. You have good road access to Walton Bridge and towards Hampton Court, plus Walton mainline station is just over a mile away. The River Thames tow path gives nice walks and a couple of lovely riverside pubs. Please note the leasehold is currently 86 years but is being renewed as part of the sale process for you. The property is also currently a shared ownership property but is offered for sale as a 100% (leasehold) property. EPC Rating C.



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.