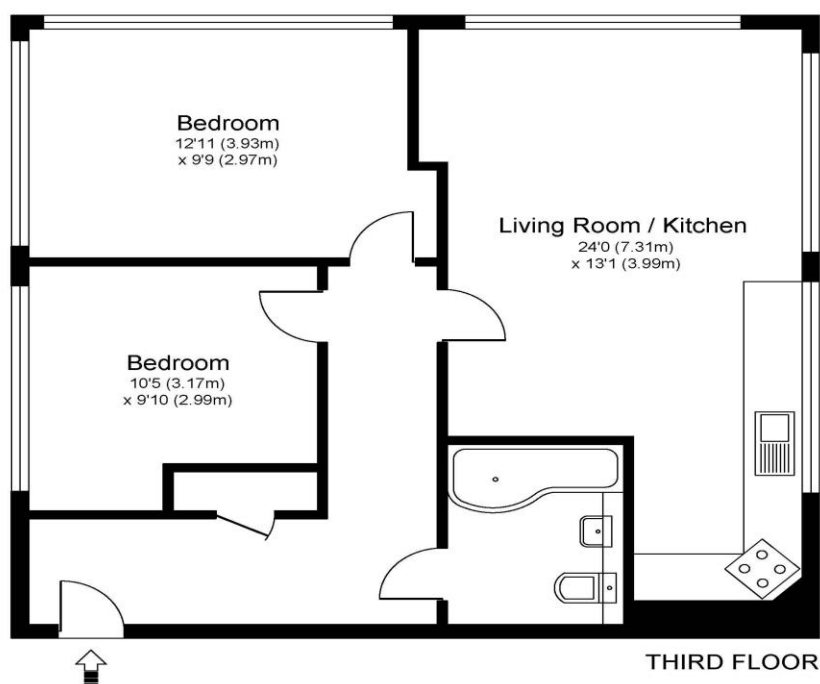




12 Bridge Court Bridge Street Walton-On-Thames KT12 1AG

£300,000





Approximate Gross Internal Floor Area: 59 m sq / 638 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 two-bedroom top floor apartment located in this popular modern gated development, which is situated perfectly for Walton town centre and the River Thames. The flat has large panoramic windows which allows loads of natural light especially with the flat being predominantly south facing. There is an open-plan living room and kitchen which is fully fitted and has a range of appliances that include a dishwasher. The living room setup allows for both lounge and dining areas. Both bedrooms are double rooms, and the bathroom has a modern finish with shower over bath. Wood flooring runs throughout the flat and there is a double coat and storage cupboard within the hallway. There is gas central heating and a gas hob for cooking, plus double-glazed windows. The development, which was built in 2007, consists of 12 flats and benefits from secure residents parking, a communal garden, a secure entry system and a lift. The location is brilliant; it's very quiet yet incredibly central, which means you have the shops and restaurants on your doorstep, and some lovely pubs down by the river. The towpath gives lovely walks to both Hampton Court and Weybridge. An ideal first-time purchase or investment 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.