

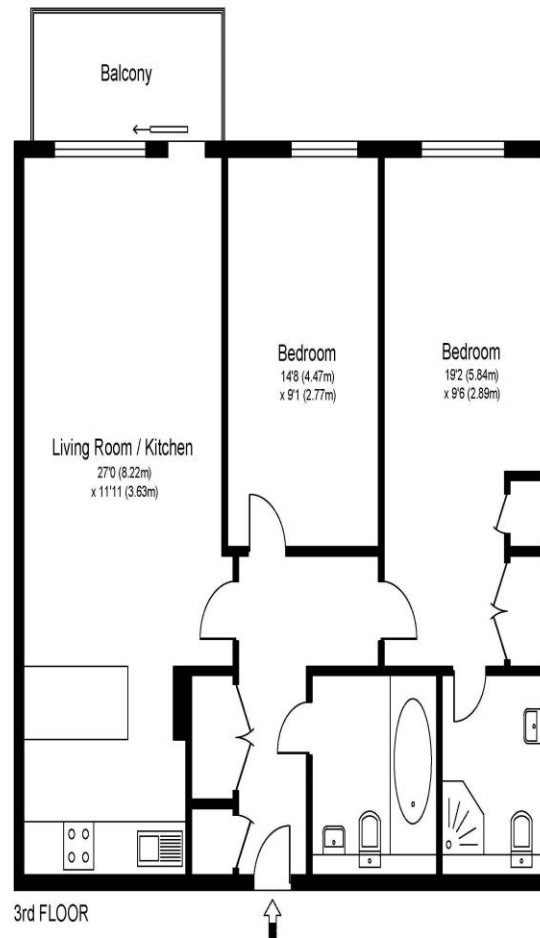


314 The Heart Walton-On-Thames Surrey KT12 1GD

£325,000



THE HEART KT12



Approximate Gross Internal Floor Area: 79 m sq / 845 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 third floor, two double bedroom apartment, within the popular Heart of Walton Development. Internally this is a modern two-bedroom apartment which is well presented and has been looked after for many years by the outgoing seller. The living room has access directly into your own private balcony looking out across communal gardens. The main bedroom is a double room with built in wardrobe and has an en-suite shower room. The second bedroom is also a good size with plenty of room for a spare room and home office set up. The kitchen is wider than normal for the block and offers integral units with plenty of work surface and storage space. This Heart of Walton benefits from gated underground parking, and this apartment has access for one car. There is an onsite security and concierge service. Being in the centre of town you have direct access to the local amenities including popular shopping centre, and a variety of restaurants, coffee shops and a Everyman Cinema. Walton on Thames Mainline train station with direct line to London Waterloo is approximately a mile away. 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.