

JAMES NEAVE
THE ESTATE AGENTS



121 The Heart Walton-On-Thames Surrey KT12 1GB

Guide Price £400,000



Approximate gross internal floor area 96 Sq M 1,033 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

For sale with no onward chain, one of the largest two-bedroom apartments within the popular Heart development, which also benefits from a large outside terrace accessed via the living room. The apartment is presented in good order throughout and has previously had new wood flooring in the living spaces and hallway. Set internally on the ground floor and benefiting from a quiet outlook across the communal gardens. There is a large open plan lounge/dining room plus a wide kitchen which has a breakfast bar and is fully equipped with a dishwasher and separate fridge/freezer. There is a sliding door onto the terrace from this room. Both bedrooms are doubles with the main having fitted wardrobes and an en-suite shower room. There is also a family bathroom and utility storage cupboard, plus a further double storage cupboard. The development is well maintained and has communal gardens, a concierge service, secure entry and 24-hour security. There is underground parking for one car and visitor parking permits on request. Being in the centre of town means you have shops and restaurants on your doorstep, and you are a close walk to the River Thames towpath. Walton mainline station is approx. 1 mile away and has fast trains to London Waterloo. Offered with no onward chain. EPC Rating D.



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.