



flat 5, 61 Bell Farm Way Hersham Walton-On-Thames Surrey KT12 5BQ

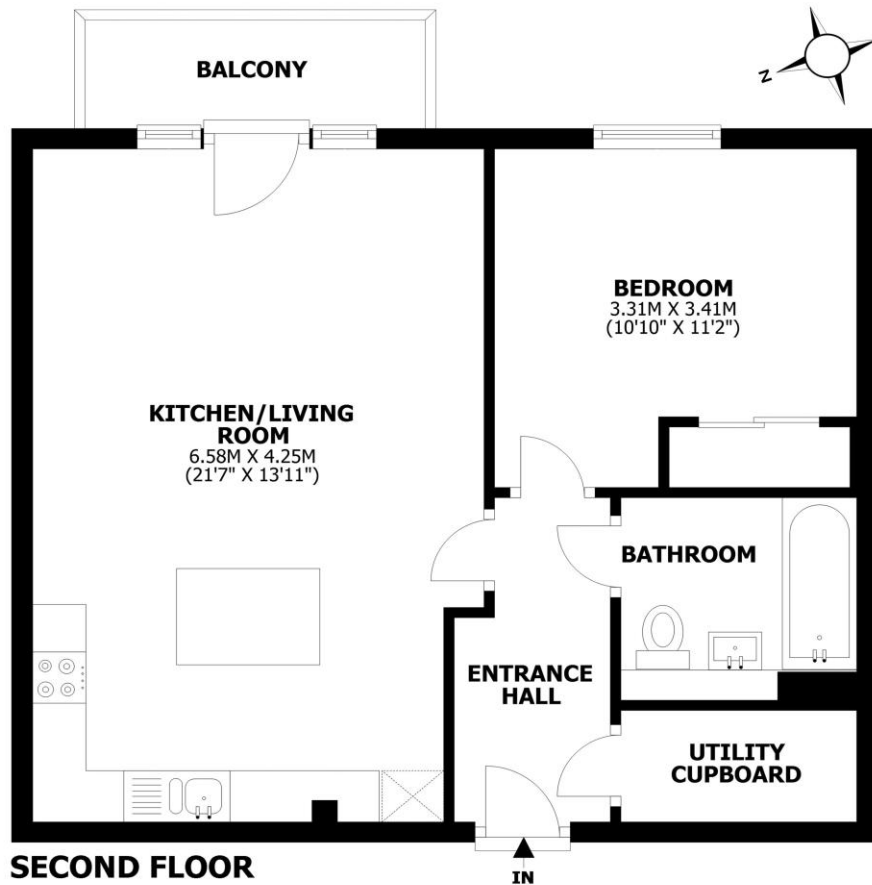
Shared Ownership £120,000 for 40%



**Bell Farm Way, Walton-on-Thames, KT12**

Total internal area: approx. 51.1 sq. metres (549.8 sq. feet)

Balcony: approx. 3.7 sq. metres (40.0 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

For Sale with No Onward Chain, a lovely one-bedroom second floor apartment set within the Elizabeth Park development, a great spot for access to Hersham, Walton and Walton on Thames Train Station. We think this is a lovely apartment, nicely presented by the current owner. There is plenty of space and storage available with gas central heating and double glazing throughout. The living room is open plan to the kitchen and there is access out onto your private balcony. The kitchen is modern with integrated units including and a moveable kitchen island. The bedroom is a nice double room with built in wardrobes. The bathroom is modern and clean cut. There is a further utility cupboard and additional storage. The apartment also benefits from an air filtration system. Set within this modern block with secure entry system. The communal areas are well presented and maintained both internally and externally. You have one allocated parking space to the rear of the block and there is communal EV Charging Points and Bike Stores on site. Located within the Elizabeth Park development within proximity to the popular Three River Academy. A popular spot for Walton on Thames train station and access to both Hersham Village and Walton Town Centre. 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.