



12 Swansmere Close Walton-On-Thames Surrey KT12 3FD

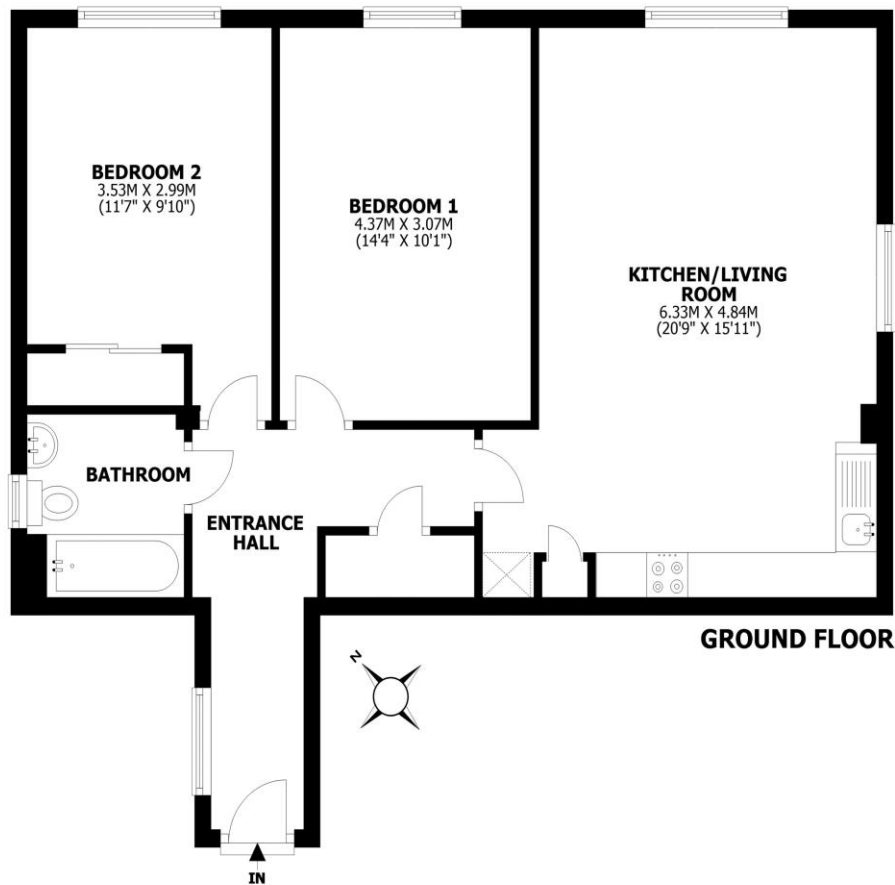
£317,500





Swansmere Close, Walton-on-Thames, KT12

Total area: approx. 68.8 sq. metres (740.7 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.

Offered for sale with no onward chain, a modern two double bedroom ground floor flat which was built in 2011 and is located in a quiet location. The flat has a spacious feel to it with all the rooms being a generous size. Both bedrooms are fantastic double rooms, with the main having fitted wardrobes. The dual-aspect living room and kitchen are open plan, with the space allowing for both lounge and dining areas. The bathroom has a clean white finish and benefits from a window. All presented in great order throughout. There is residents parking to the side of the flats which is permitted, a bike shed, plus there is secure entry into the building. Swansmere Close is well located to allow easy access to both Walton and Hersham mainline train stations, popular local schools, and is under a mile from Walton town centre with its array of shops, restaurants and an Everyman Cinema. It's also superb for the River Thames with its lovely tow-path walks, Hampton Court, Heathrow airport, and the A3/M25/M3. 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.