

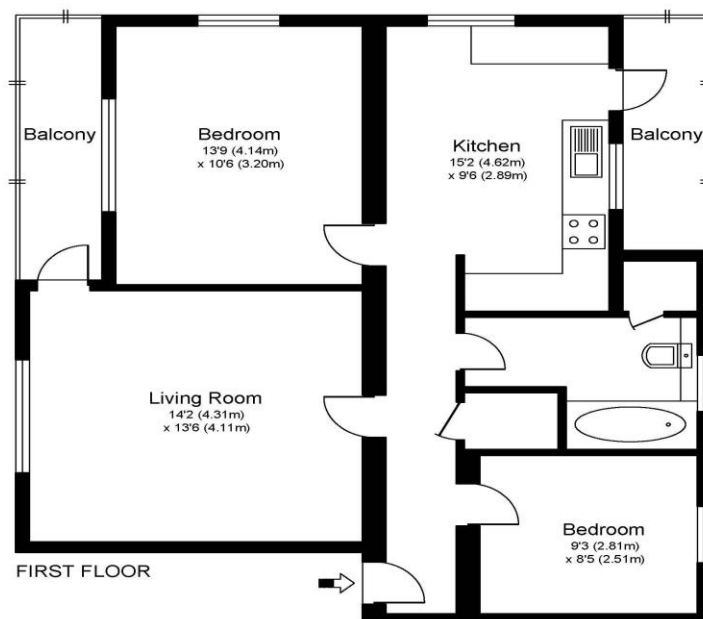


54 Sandy Lane Walton-On-Thames Surrey KT12 2EQ

£265,000



SANDY LANE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 68 m sq / 730 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 beautifully presented, two-bedroom first floor flat offering spacious accommodation plus two balconies and plenty of storage space. Renovated and reshaped by the current owner, this is a lovely two-bedroom flat with plenty of space to enjoy. There is gas central heating and double-glazing with a bonus log burner in the living room. There are two bedrooms, and the main room is a large double. The bathroom has been fully modernised, and the kitchen has been extended to give much more space than normally expected. There is also an external store cupboard on the ground floor rear suitable for pushbike storage. The flat offers two balconies, one to the front and one to the rear, and three of the rooms are dual aspect giving lots of natural light. To the rear of the block is a resident's car park with a security light when it is dark. The communal areas are clean and well-looked after, also benefiting from a secure entry system. The block also boasts an affordable service charge and ground rent in comparison to other purpose-built flats in the area. Well located in Walton on Thames. Commuters from this end of town often use Hampton Court Train Station which is classified as Zone 6. 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.