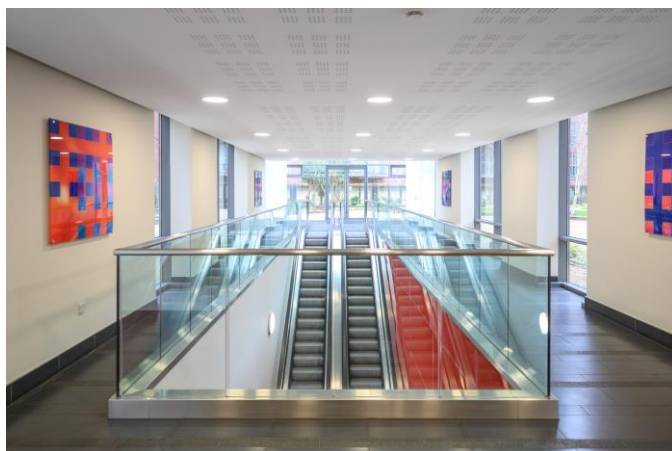


JAMES NEAVE
THE ESTATE AGENTS

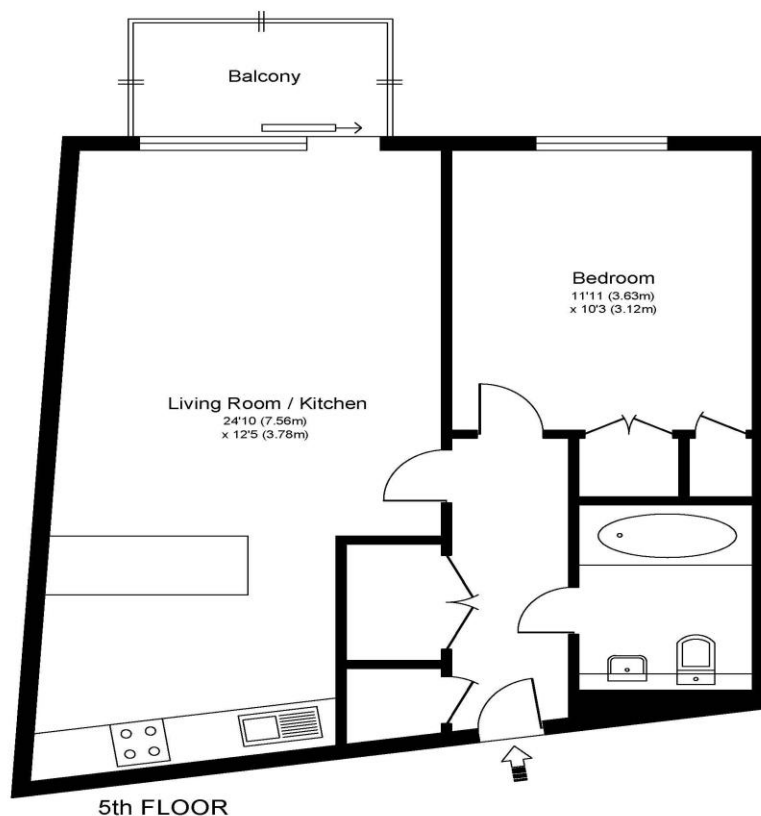


539 The Heart Walton-On-Thames Surrey KT12 1GF

£280,000



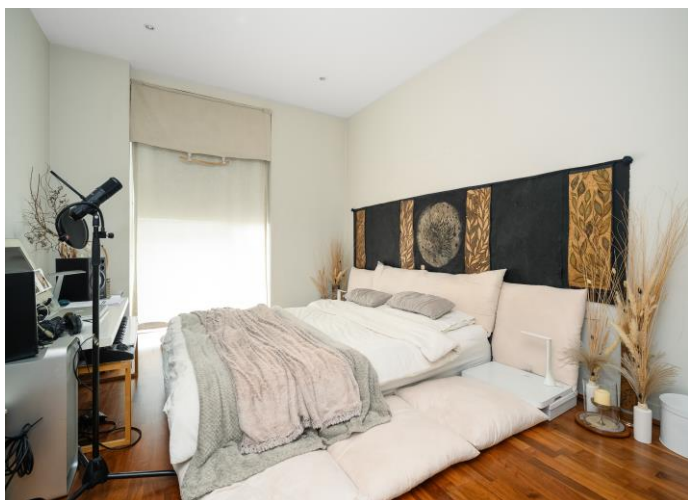
THE HEART, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 55 m sq / 595 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.

For sale with no onward chain, a fifth floor, one double bedroom apartment, within the popular Heart of Walton Development. With underground parking for one car plus concierge and security on site. Internally this is a great one-bedroom apartment which is well presented with a modern feel and finish. The Kitchen living room has access directly into your own private balcony looking out across the communal gardens. Being on the fifth floor you get far reaching views and plenty of natural light. The bedroom is a good double room with built in wardrobe. This Heart of Walton benefits from barriered underground parking for which you have access for one car. There is an onsite security and a 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 an Everyman Cinema. Walton on Thames Mainline train station with direct line to London Waterloo is approximately a mile away. 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.