



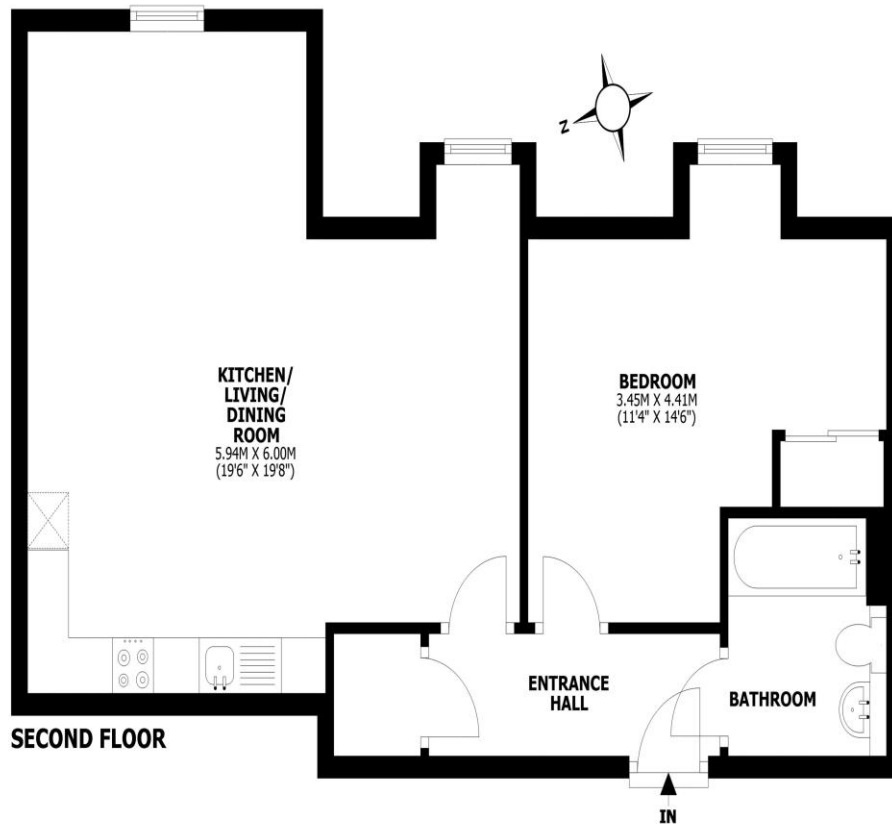
18 Beech House Molesey Road Hersham Surrey KT12 4SG

£284,000



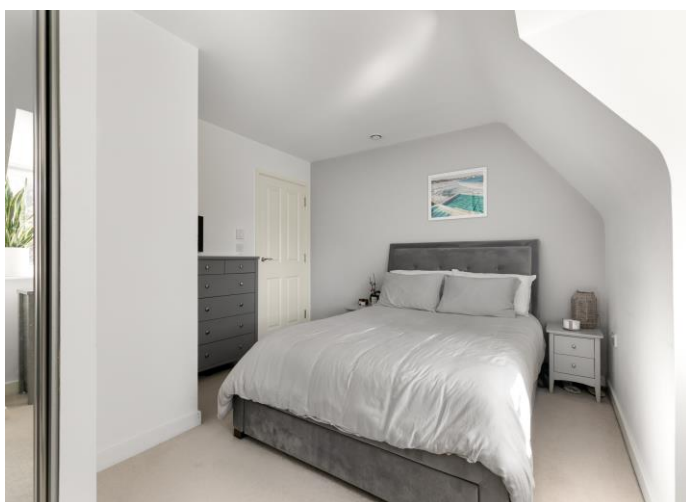
**Beech House, Molesey Road, Walton-on-Thames, KT12**

Total internal area: approx. 55.1 sq. metres (594 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 modern top floor one bedroom apartment with allocated parking, gas central heating and long leasehold. Internally this is a modern home with a great feel to it and plenty of space. There is a double bedroom with built in wardrobe and the living space is open plan but offset from the kitchen. There are very clear zones and plenty of room for your living area, dining and working from home space if required. The home is well presented with a neutral tone throughout. There is gas central heating and double glazing giving an EPC score of B. Externally there is an allocated parking space for one car, a communal bike store and communal garden space if desired. The current owners really loved the location of this apartment, it sits just moments from Hersham Train Station which is on the mainline to London Waterloo. There is a Tesco Express close by and you have easy access back down into Hersham Village with all its amenities such as Waitrose, Lidl and Costa Coffee. With an EPC Rating B and Council Tax Band C we also feel this will be a good efficient, cost-effective home to run or perhaps an ideal Buy to Let Investment.



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.