



**22 Chilton Court Station Avenue Walton-On-Thames Surrey KT12 1NG**

**£415,000**



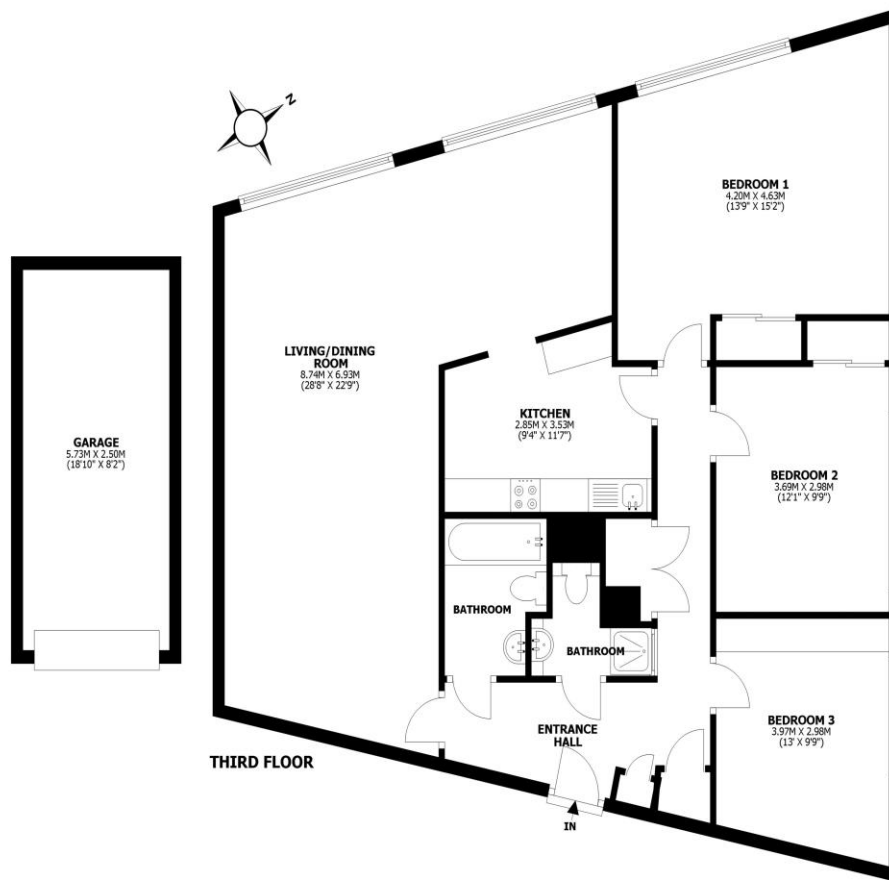


### Chilton Court, Walton-on-Thames, KT12

Total internal area: approx. 128.1 sq. metres (1379.3 sq. feet)

Main area: approx. 113.8 sq. metres (1225.1 sq. feet)

Garage: approx. 14.3 sq. metres (154.2 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 with no onward chain, this incredibly spacious three-bedroom, two-bathroom flat is located on the third floor of a popular and well-maintained development, just a short walk from Walton mainline station. The well-designed layout features a large L-shaped living and dining area, a separate fitted kitchen, and three generously sized double bedrooms. There are two bathrooms, one of which is a convenient shower room. There is also good storage within. The flat is flooded with natural light, particularly in the afternoons, thanks to its large windows. While the property is in liveable condition, it does present an excellent opportunity for a buyer to put their own personal stamp on the space. Additional features include a share of the freehold with a long lease, wonderful communal gardens, secure entry, lift access to all floors, and a garage in a block. Chilton Court is ideally situated off Station Avenue, offering easy access to Walton High Street with its wide range of amenities. Commuters will appreciate the proximity to Walton station, with fast, direct trains to London Waterloo in as little as 26 minutes. The flat is also just a short drive from Weybridge town and Hersham Village. Access to the A3/M25/M3 is close, as is Heathrow airport. 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.