

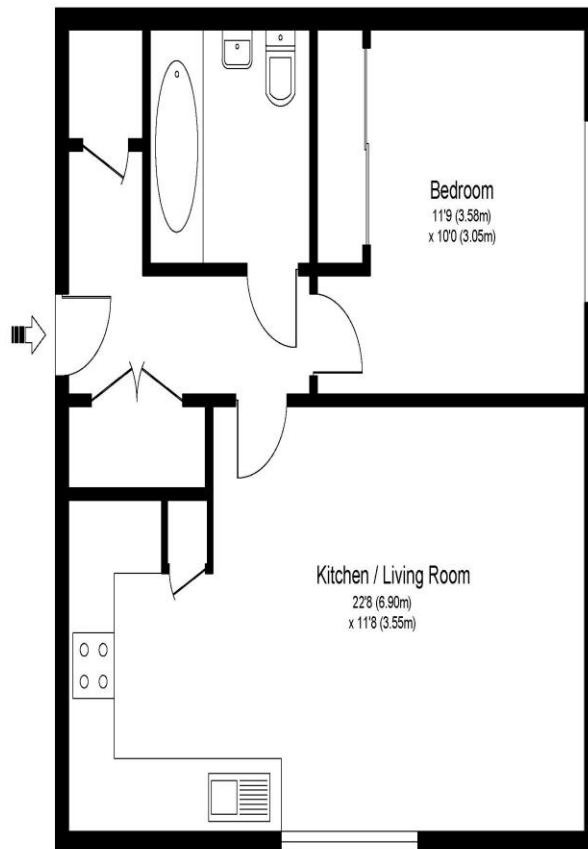


**27 Scholars Place Walton-On-Thames Surrey KT12 3FE**

**£265,000**



## SCHOLARS PLACE KT12



SECOND FLOOR

Approximate Gross Internal Floor Area: 47 m sq / 502 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 one bedroom first floor apartment set in this modern block with gas central heating, double glazing and allocated parking. Internally this is a good modern home with a nice finish throughout. The bedroom is a double room with built in wardrobes and the living room is open plan to the kitchen. There is a nice bathroom and a good hallway with storage options plus a small loft area. There is double glazing and gas central heating. Externally there is a gated car park, in which you get one allocated parking space. Well located in this modern development set on Ambleside Avenue, approx. 1 mile from Walton Train Station within central Walton on Thames. EPC Rating B.



**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.