

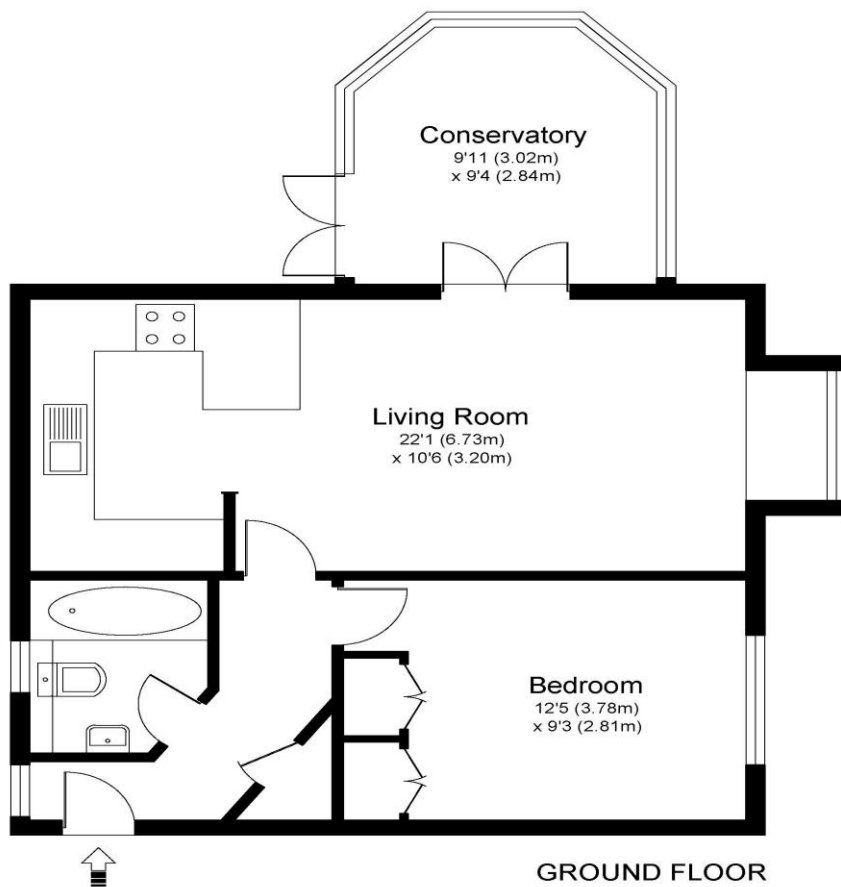


**11 Rushmon Gardens Walton-On-Thames Surrey KT12 1QZ**

**£270,000**



## RUSHMORE GARDENS KT12



Approximate Gross Internal Floor Area: 50 m sq / 533 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 superb ground floor one bedroom flat located in this popular and well-maintained block close to Walton mainline station. The flat is presented in good order throughout and includes a modern kitchen and bathroom. There is a double bedroom with fitted wardrobe and a living room with conservatory that works perfectly as a dining room. There is also an allocated parking space for one car. You are incredibly close to Walton train station with its fast train service to London Waterloo. Also benefiting from a share of freehold with long 950year + leasehold and £0 ground rent. 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.