



Flat 5, 69 Bell Farm Way Walton-On-Thames Surrey KT12 5BQ

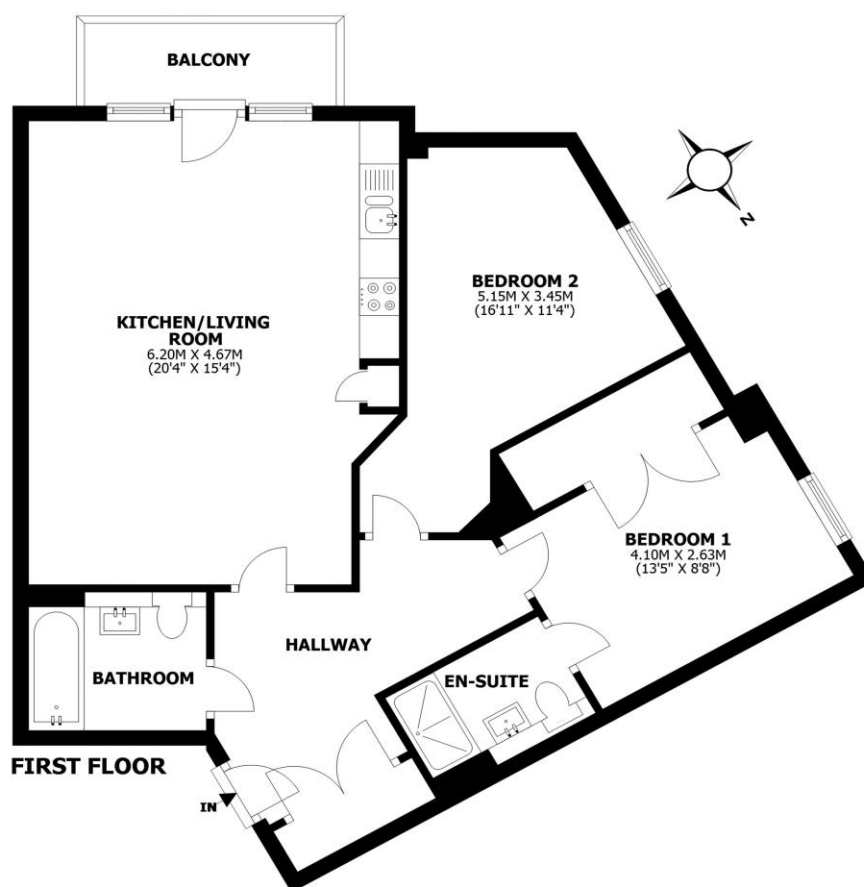
£370,000



**Bell Farm Way, Walton-on-Thames, KT12**

Total internal area: approx. 72.5 sq. metres (780.4 sq. feet)

Balcony area: approx. 3.5 sq. metres (37.7 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

For sale with no onward chain, a beautiful two-bedroom, two-bathroom apartment offered in pristine condition throughout. Originally built by Bewley Homes and located on the popular Elizabeth Park development. The apartment has been well designed and is finished to a high standard throughout. It offers spacious rooms which include two double bedrooms (one with fitted wardrobes), two bathrooms (one is an en-suite shower room to the main bedroom) and an open plan living room and kitchen with balcony. The kitchen has been well finished with sleek white units and integrated appliances. The flat is bright and airy and gives a pleasant outlook across the development. Other benefits include a double hallway cupboard, the remaining years of the NHBC guarantee, an alarm system, and a long lease with affordable service charges. There is allocated parking for one car and the development includes communal bike stores. There is also a lift and secure entry video system. Well-positioned for access to Walton mainline train station, local schools, and local amenities. This is a fantastic apartment which we believe to be a great option for first time buyers, downsizers, and investors. Offered for sale with no onward chain. 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.