

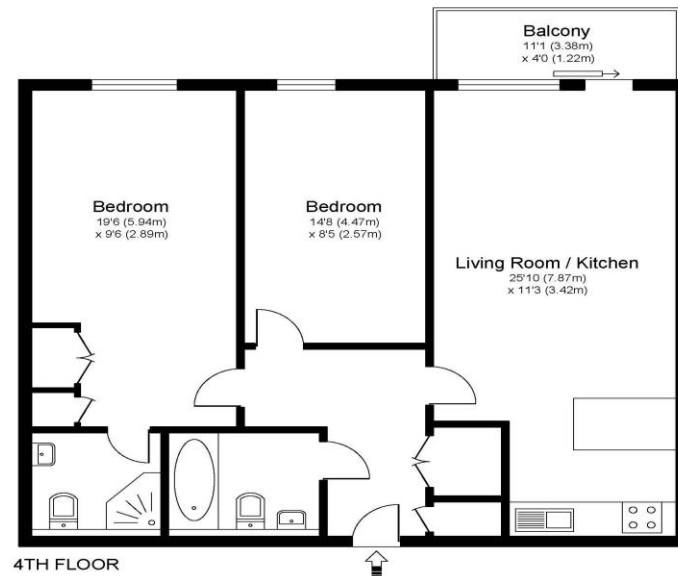


**451 The Heart Walton On Thames Surrey KT12 1GE**

**£349,950**



## THE HEART, WOT, KT12



Approximate Gross Internal Floor Area: 72 m sq / 772 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 fourth floor, two double bedroom garden facing apartment, within the popular Heart of Walton Development. With secure underground parking for one car, 24-hour on-site security and concierge service. Internally this is a lovely two-bedroom apartment in a quiet location which has been well-maintained by the current owners having been a great rental investment for them across the years. The living room has access directly into your own private, west facing balcony looking out across the peaceful communal garden.

The main bedroom is a double room with a built-in wardrobe and has an ensuite shower room. The second bedroom is also a good double room. The Heart of Walton benefits from gated underground parking (of which you have access for one car), 24-hour security and concierge service, direct access to town centre with its vast array of amenities including popular shopping centre, and a variety of restaurants & coffee shops. Walton-on-Thames Mainline train station with direct line to London Waterloo is approximately a mile away. 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.