

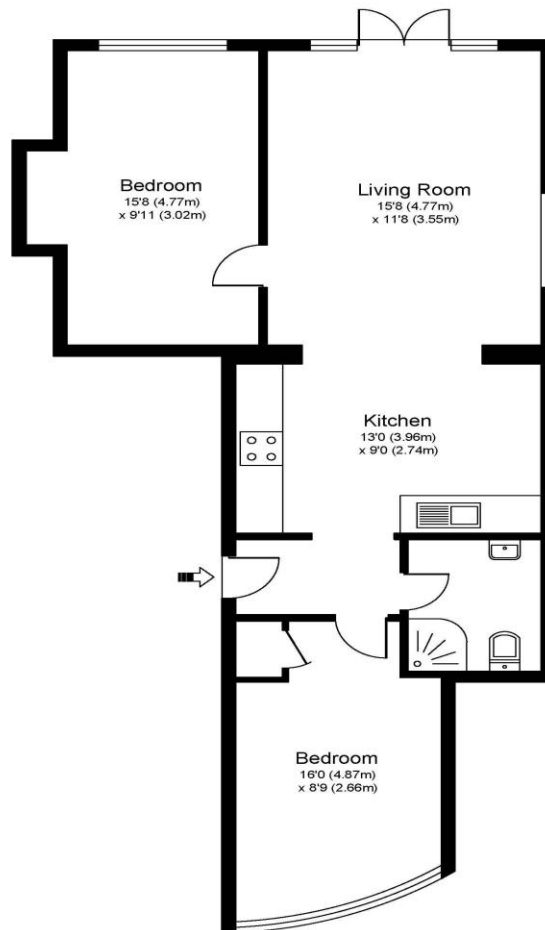


2 Tasman House New Zealand Avenue Walton-On-Thames Surrey KT12 1PU

Offers Over £300,000



TAMSIN HOUSE, NEW ZEALAND AVENUE, KT12



Approximate Gross Internal Floor Area: 46 m sq / 660 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 AND priced for a quick sale, a ground floor two-bedroom garden apartment with off street parking and south westerly facing rear garden. Benefiting from a new 999-year leasehold on completion with share of freehold to follow. Internally this is a good space previously converted to create a cozy and warm two-bedroom home.

There are two bedrooms, and a shower room built around the sizable living space with kitchen offset. The living room has direct access out onto your private garden. Externally you benefit from off street parking to the front of the building where you will have one allocated space. To the rear you have a nice garden which is low maintenance and south westerly facing. This home is ideally located in the centre of Walton on Thames. Just moments from the River Thames with easy access for walks, runs or cycles. The High Street amenities including M&S Foodhall and a selection of shops, restaurants, and coffee shops are all close by. Cost effective ground rent, service charges, council tax and EPC rating make this an attractive and efficient home to run during the current economic climate. You will also benefit from a new leasehold upon completion with a share of freehold to follow.

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.