

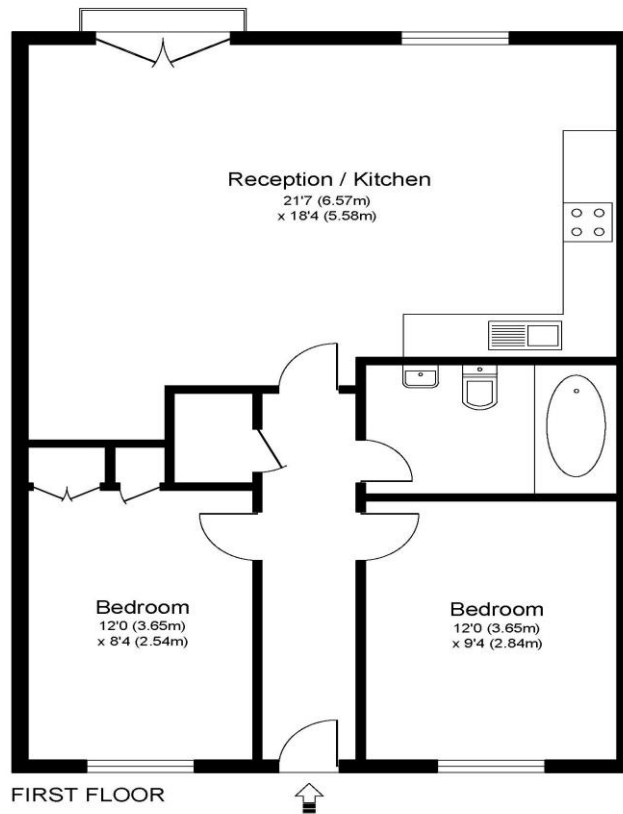


2 Auckland House New Zealand Avenue Walton-On-Thames Surrey KT12 1PL

£270,000



AUCKLAND HOUSE KT12



Approximate Gross Internal Floor Area: 66 m sq / 706 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.

A modern and beautifully presented two-double bedroom apartment, perfectly located for Walton mainline station and the town centre with its array of restaurants and shops. Finished to a high standard with modern décor and a contemporary kitchen and bathroom. The living room is spacious and is open plan to the kitchen which allows for a good-sized dining area. It also has double doors and a Juliet style balcony. Both bedrooms are doubles and located at the back of the block. Auckland House is positioned in a fantastic central location with easy access to all amenities and is also walkable to Walton mainline station approx. just under 1 mile away. A great first-time purchase or buy to let investment. 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.