

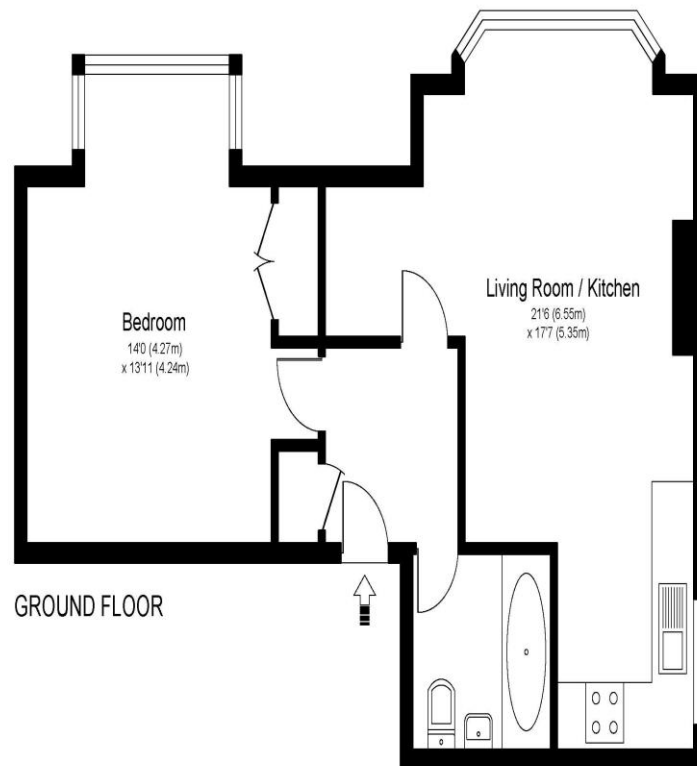


Flat 1, 45 Hersham Road, Walton-On-Thames, Surrey, KT12 1LE

£240,000



HERSHAM ROAD, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 46 m sq / 500 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.

Offered with no onward chain is this superb one-bedroom ground floor flat, situated in a small conversion block of just five flats and benefiting from a share of the freehold. The property enjoys use of a communal garden, an allocated parking space, and a secure entry system. Inside, the flat offers a comfortable living space with an open-plan living room and kitchen, which was upgraded a few years ago. The double bedroom includes fitted wardrobe space, and there is a three-piece bathroom suite. Additional benefits include double glazing replaced in 2021, electric heating, and low monthly service charges. Located in a fantastic spot close to Walton mainline station and Walton town centre, this flat is an excellent opportunity for first-time buyers, downsizers, or investors. 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.