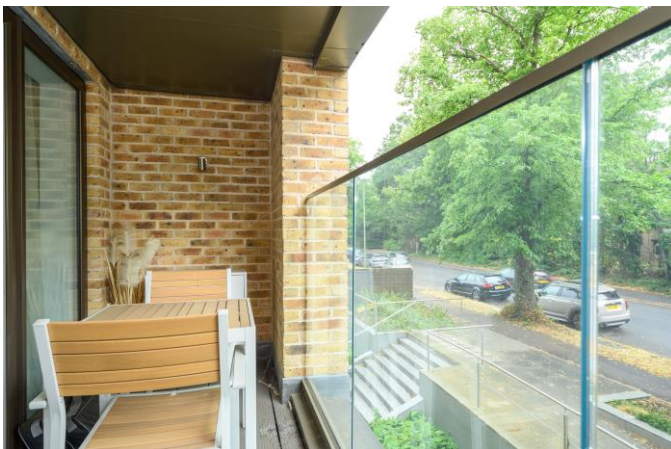


JAMES NEAVE
THE ESTATE AGENTS

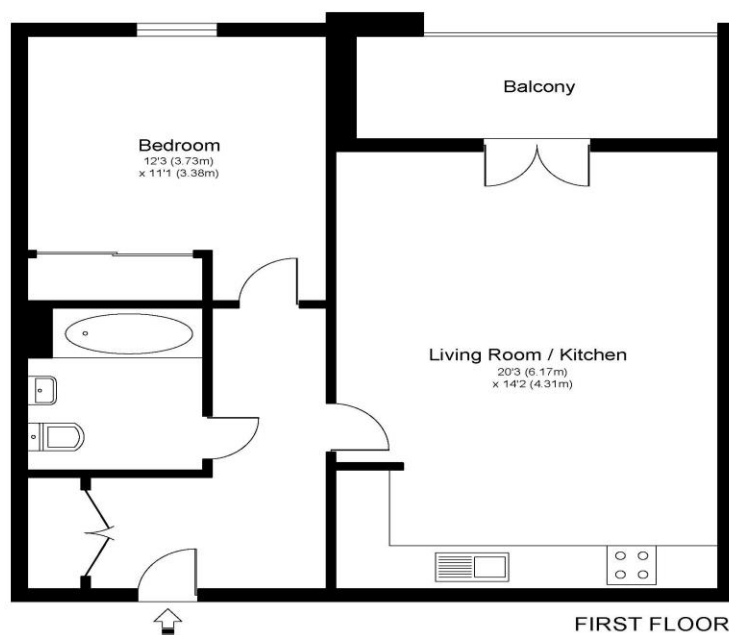


5 Somers House Spitfire Chase Walton-On-Thames Surrey KT12 1FW

£340,000



SOMERS HOUSE, SPITFIRE CHASE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 54 m sq / 577 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.

This fantastic one-bedroom, first-floor apartment in the sought-after Walton Court Gardens development is offered with no onward chain, making your move as smooth as possible. Step inside and you'll immediately appreciate the generous space on offer for a one-bedroom home. The open-plan kitchen and living area is designed brilliantly, giving you clear, dedicated zones for both relaxing and dining. What's more, the living space seamlessly extends to a sizable private balcony – perfect for enjoying your morning coffee or unwinding with a "nice outlook." Your bedroom is a double and comes complete with a built-in wardrobe, offering excellent storage. The bathroom is equally impressive; it's modern and well-spaced, providing a comfortable and stylish retreat. This development really delivers on lifestyle! You'll love having access to a private residents' gym on-site, with the cost conveniently included in your service charge. Plus, there are communal gardens and a park within the development for you to enjoy. For your peace of mind, the apartment benefits from a secure entry system and lift access directly to your floor. And, of course, you get your own allocated parking space – a real bonus! The development itself is only around four years old, meaning you still benefit from the balance of the NHBC building guarantee. This specific apartment truly offers cost-effective living with the huge advantage of £0 ground rent and a competitive service charge – a big win in today's market! Location-wise, you couldn't ask for much more. You're just a stone's throw from Walton Train Station, offering that fast train service straight into London, making it ideal for commuters. Plus, the convenience of Halfway Parade in Walton-on-Thames is right nearby, packed with amenities including a Tesco Express for your daily essentials. With an EPC Rating C, this home is also energy efficient. Don't miss out on this fantastic opportunity!



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.