

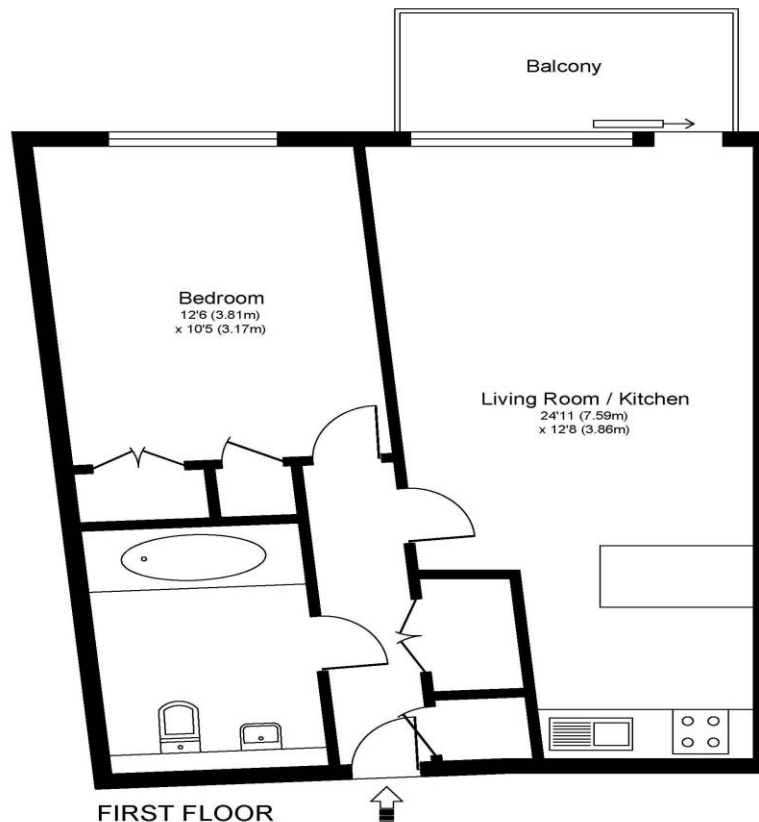


245 The Heart Walton-On-Thames Surrey KT12 1GB

£235,000



THE HEART, KT12



Approximate Gross Internal Floor Area: 52 m sq / 560 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, this appealing one-bedroom flat is situated within 'The Heart', a highly sought-after town centre development. Step inside to an open-plan living area, where the kitchen and living room seamlessly connect, offering a spacious feel, with a convenient breakfast bar subtly dividing the space. The generous bedroom is a lovely size double and benefits from fitted wardrobe space, providing ample storage. The modern bathroom boasts a modern finish with a shower over the bath, perfect for unwinding. Enjoy your morning coffee or an evening drink on the private balcony, which offers pleasant views over the communal gardens and benefits from plenty of sunlight. Practical features include a dedicated hallway cupboard with space for a washer/dryer and hot water tank, plus an additional storage cupboard for your convenience. This flat is exceptionally well-positioned, with all local amenities right on your doorstep. Residents also benefit from secure underground parking for one car, a dedicated concierge service, and a secure entry system, ensuring peace of mind. 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.