



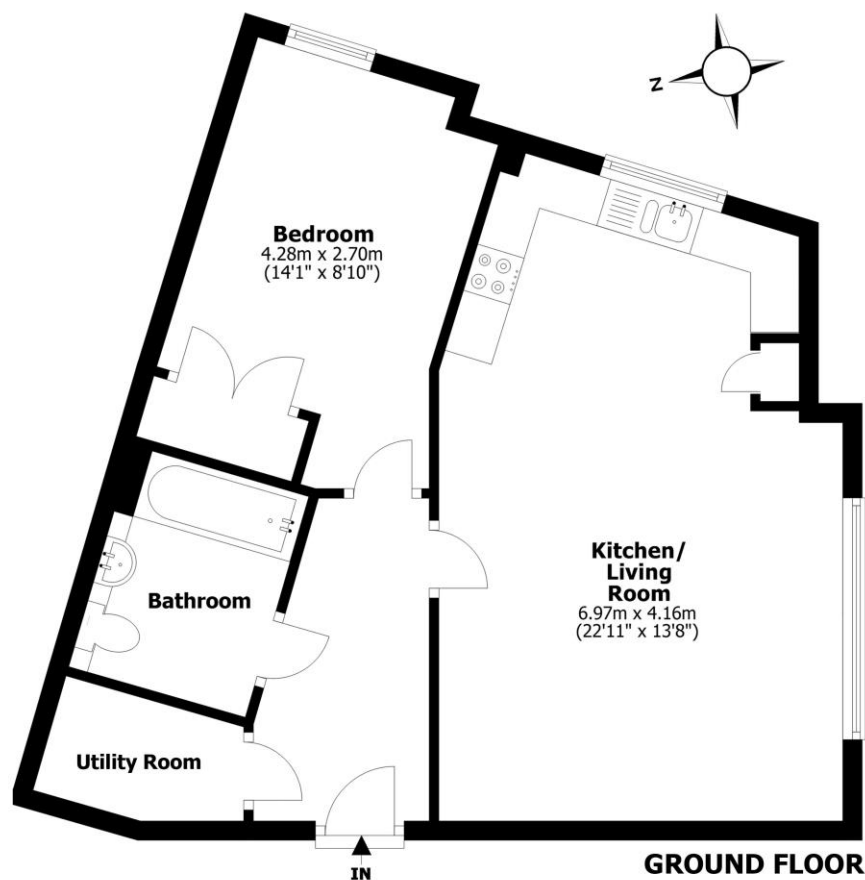
Flat 1, 58 Bell Farm Way Hersham Walton-On-Thames Surrey KT12 5EE

£297,500



**Bell Farm Way, Walton on Thames, KT12**

Total internal area: approx. 50.5 sq. metres (543.2 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Discover modern living at its finest in this stunning one-bedroom ground floor apartment, available with no onward chain. Perfectly positioned within the sought-after Elizabeth Park development, this home offers convenience for Hersham, Walton, and the main line Walton-on-Thames Train Station. This superbly styled apartment is both spacious and practical. It boasts generous proportions, impressive storage solutions, and is kept warm and comfortable by gas central heating and double glazing. The thoughtfully designed open-plan living area provides distinct spaces for relaxing, dining, and a dedicated work-from-home setup. The modern kitchen is equipped with integrated units, and the entire dual aspect living space is flooded with natural light, beautifully filtered by stylish window shutters. The double bedroom features built-in wardrobes, while the contemporary and well-appointed bathroom offers a sleek finish. An invaluable separate utility room provides significant additional storage, keeping the main living areas clutter-free. Located within a private, modern block with a secure entry system, the communal areas are meticulously maintained and immaculately presented. The apartment includes one allocated parking space to the rear of the building and convenient access to a communal bike store. Situated in a prime location, you'll be near the highly regarded Three Rivers Academy and enjoy the sought-after convenience of Walton-on-Thames train station, Hersham Village, and Walton Town Centre. An EPC Rating B ensures an energy-efficient home with cost effective running costs.



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.