

JAMES NEAVE
THE ESTATE AGENTS

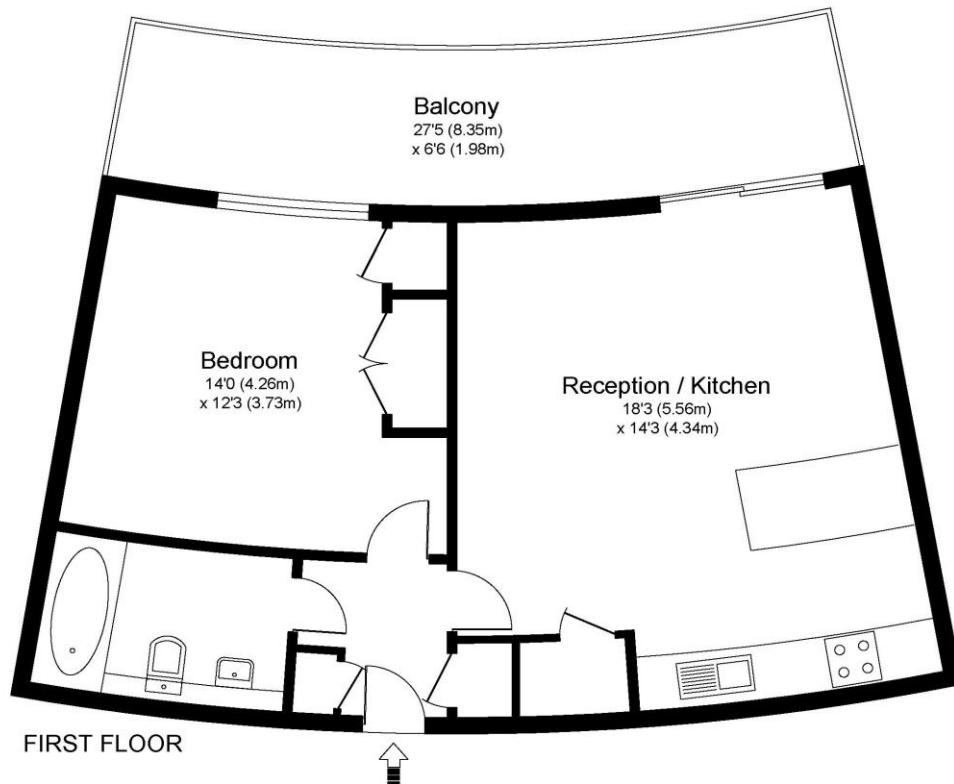


123 The Heart Walton-On-Thames KT12 1GA

£279,950



THE HEART KT12



Approximate Gross Internal Floor Area: 64 m sq / 685 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 beautifully presented one-bedroom flat in the popular 'Heart' development, featuring a private patio that enjoys the afternoon sun. The flat offers a larger-than-average kitchen with fitted appliances and a breakfast bar, ideal for entertaining. The open-plan living area is bright and airy, with sliding doors to the patio. The double bedroom includes large fitted wardrobes, and the bathroom is finished to a high standard with a shower over bath. Modern wood flooring runs throughout. Ideally located in Walton town centre, with shops, restaurants, supermarkets, an Everyman Cinema and PureGym on the doorstep. The River Thames towpath is nearby, and Walton mainline station is around a mile away. Additional benefits include concierge service, underground parking, communal gardens and 24-hour security. 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.