

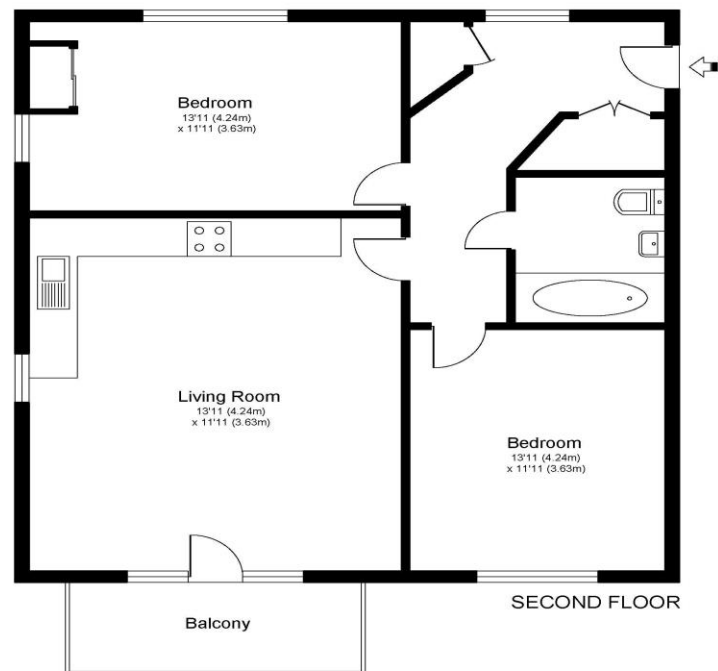


Flat 11 Block 3 Alderson Grove Hersham Walton-On-Thames Surrey KT12 5EG

£375,000



ADLERSON GROVE, WOT, KT12



Approximate Gross Internal Floor Area: 69 m sq / 740 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.

Modern Two-Bedroom Apartment with Balcony and Parking for Two Cars. Situated in a highly sought-after, nearly new development in Hersham, Walton on Thames. This modern two-bedroom apartment offers a perfect blend of style and convenience. Located on the second floor, with lift access, this property is a fantastic opportunity for those seeking a contemporary lifestyle. Internally, the home is bathed in natural light, thanks to its position at the end of the block, which provides additional windows. The spacious, open-plan living area and kitchen is the heart of the home, finished in a stylish, neutral tone throughout. From the lounge, you can step out onto a desirable south-facing balcony, perfect for enjoying some outdoor space. The apartment features two good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes for ample storage. For your comfort and energy efficiency, the property includes gas central heating and double glazing. The well-maintained block offers a secure entry system and a resident's car park with two allocated spaces, plus additional visitor parking. Residents can also benefit from on-site communal EV charging points and a bike store. This excellent location is within easy reach of local shops and amenities, and a short distance from Walton-on-Thames mainline train station, which offers a fast service into London Waterloo. EPC Rating B



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.