



**5, 4 Nelson Close Walton-On-Thames Surrey KT12 2ND**

**£285,000**

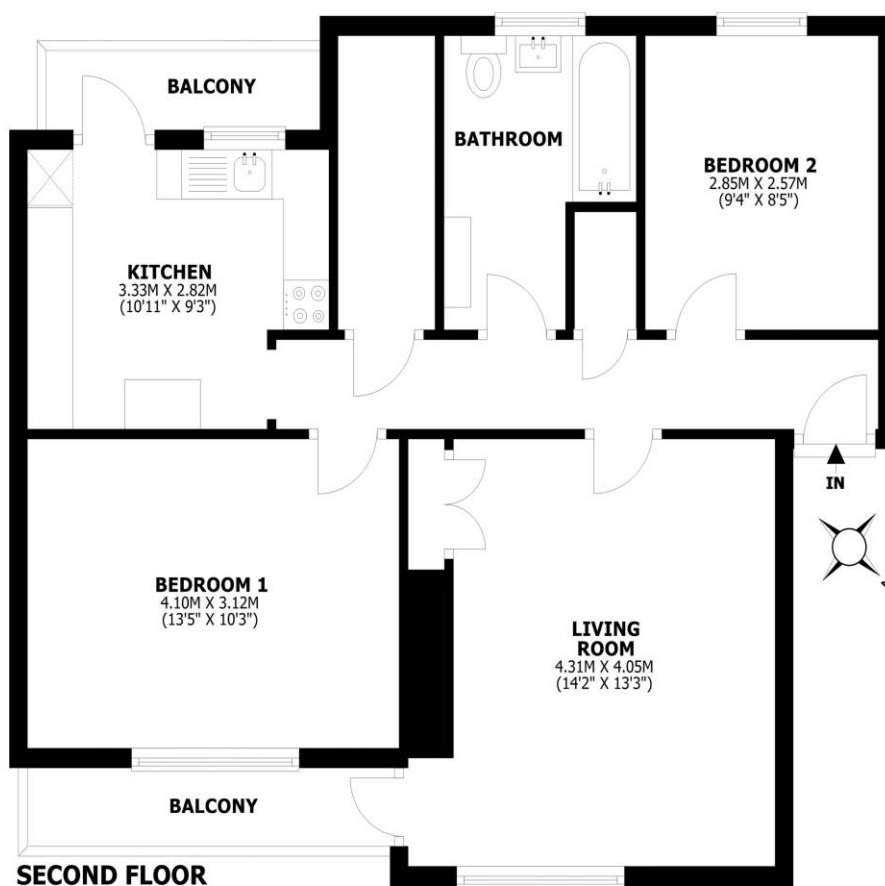




### Nelson Close, Walton-on-Thames, KT12

Total internal area: approx. 64.4 sq. metres (692.8 sq. feet)

Balconies: approx. 6.5 sq. metres (70.2 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.

Situated on the top floor, this two-bedroom flat offers a fantastic living experience, enhanced by its stunning southwest-facing views across an allotment and local parkland. The rear of the property truly is a showstopper, bathed in sunlight throughout the day. This home is beautifully presented inside, featuring a modern bathroom and a separate kitchen and lounge. Both spaces have access to a balcony, one at the front and one at the rear, allowing you to enjoy the outdoor space. The flat also provides excellent practicality, with two good-sized bedrooms and two large storage cupboards, one of which serves as a dedicated utility area. A modern boiler and double glazing are fitted throughout. Location is key here. A footpath at the rear of the estate provides a convenient shortcut through the park to the town centre and high street amenities, including the popular Marks & Spencer food hall. This area is also a hit for its easy access to the River towpath, perfect for walking, running, or dog walks, with a great selection of riverside pubs nearby. EPC Rating TBC.





**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.