

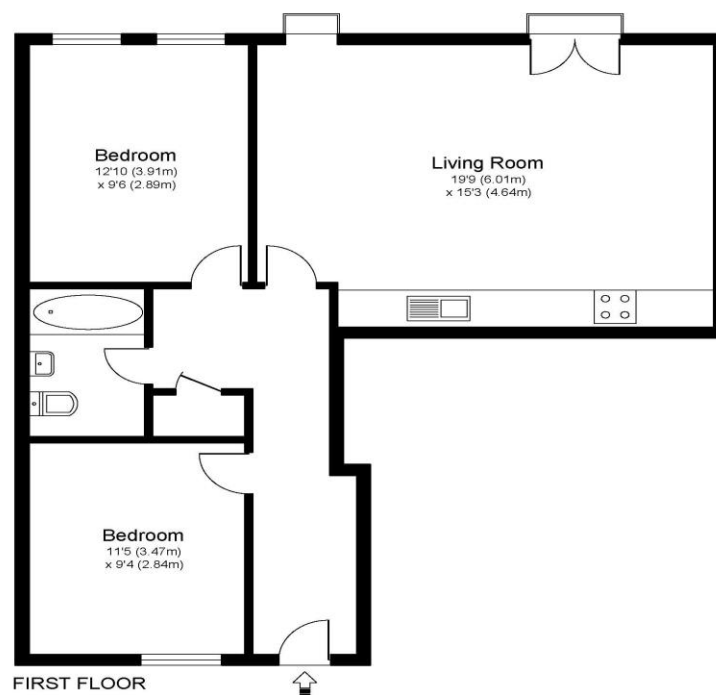


**6 Auckland House New Zealand Avenue Walton-On-Thames Surrey KT12 1PL**

**£250,000**



## AUCKLAND HOUSE, KT12



Approximate Gross Internal Floor Area: 64 m sq / 692 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 modern, two-double bedroom apartment is for sale with no onward chain, making for an easy move. Recently redecorated and modernised, this beautifully presented apartment features an open-plan kitchen and living area, two double bedrooms, and a family bathroom. The living space is brightened by two Juliet balconies. This apartment is ideally positioned for everything Walton-on-Thames has to offer. You'll be moments from the vibrant town centre with its shops and restaurants, and the Everyman cinema is just a stone's throw away. For commuters, Walton train station, with its mainline service to London Waterloo, is less than a mile away. This is a fantastic opportunity for first-time buyers and buy-to-let investors alike. 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.