

JAMES NEAVE
THE ESTATE AGENTS

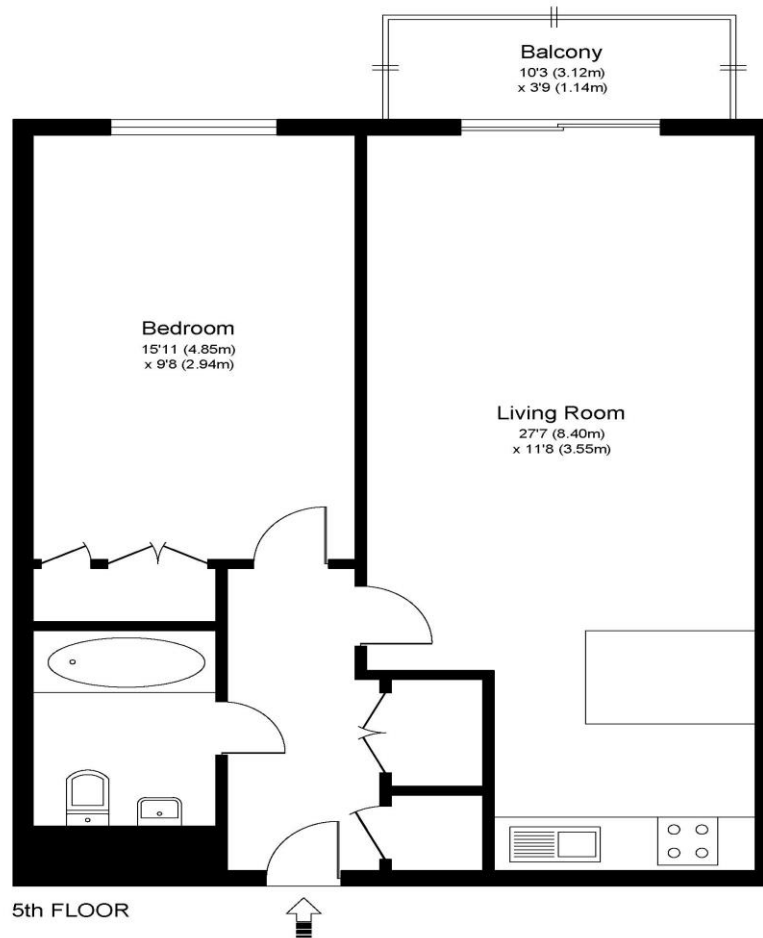


506 The Heart, Walton-On-Thames, Surrey, KT12 1GF

£275,000



THE HEARTS KT12



Approximate Gross Internal Floor Area: 53 m sq / 574 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.

Offered for sale with no onward chain is this well-presented, south-facing one-bedroom flat on the fifth floor, enjoying far-reaching views across Ashley Park. Inside, there's an open-plan living room and kitchen with a breakfast bar, and access to a private balcony with a lovely outlook. The double bedroom includes built-in wardrobes, and the bathroom is finished to a high standard with a shower over the bath. There's also a useful utility/storage cupboard off the hallway. Located in The Heart - a popular development with underground parking (permit for one car), concierge service, 24-hour on-site security, and communal gardens. Ideally situated in the town centre, close to shops, restaurants, the Everyman cinema, and just a mile from Walton-on-Thames station with fast trains into London Waterloo. The River Thames is also within walking distance. EPC Rating C.



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.