

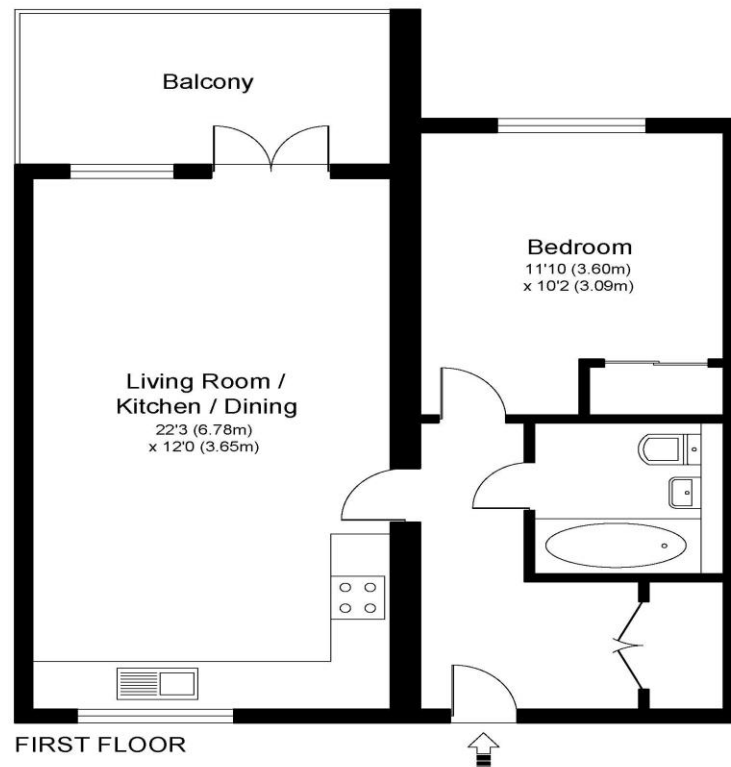


8 Aspect Place, Mole Road, Hersham, Surrey, KT12 4ER

£279,950



ASPECT PLACE, MOLE ROAD, HERSHAM, SURREY, KT12



Approximate Gross Internal Floor Area: 50 m sq / 535 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 situated within this recently built development by Crest Nicholson Homes. It's centrally located in Hersham Village and is offered in 'like new' condition, enhanced further by some lovely interior styling. There is a private terrace that overlooks the internal communal courtyard, providing some outside space in a quiet position within the development. Internally, the flat has an open-plan living room and kitchen, allowing space for both lounge and dining areas. The bedroom is a good-sized double with fitted wardrobe space. There is also a luxury bathroom with a shower over the bath, and a useful double cupboard in the hallway. The property comes with a long leasehold, and the monthly charges are affordable for a development of this type. Other benefits include an allocated parking space, secure entry system, lift access, and a large communal courtyard. It's situated close to Hersham Village, which has a Waitrose, Lidl, Costa Coffee, a Post Office, and other local shops and eateries. You are within walking distance of Hersham mainline station, with trains to London Waterloo in around 35 minutes. Back Green and the Village Green also offer lovely open spaces to relax. 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.