

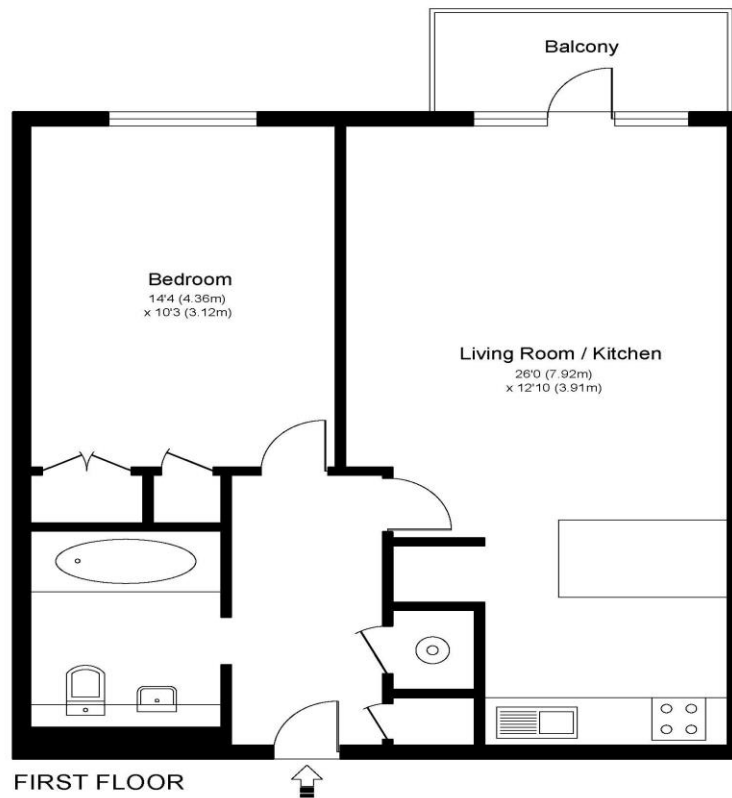


163 The Heart Walton-On-Thames Surrey KT12 1GA

£250,000



THE HEART, KT12



Approximate Gross Internal Floor Area: 57 m sq / 610 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 first-floor apartment located in the highly sought-after Heart of Walton development. Internally, the apartment features an open-plan living space with plenty of room for both lounge and dining areas. The kitchen is integrated seamlessly, and the apartment benefits from a highly desired private balcony—perfect for people-watching with its views towards the town centre. The double bedroom includes built-in wardrobes, and the modern, fresh bathroom completes the living accommodation. Residents benefit from a secure entry system, access to the underground car park (for one car), and an on-site security centre for peace of mind. This location offers an unbeatable lifestyle, putting you moments from premier amenities. You're within steps of major stores including Sainsbury's, Aldi, and M&S Foodhall, plus coffee shops and the Everyman Cinema. For leisure, the beautiful River Thames towpath and its selection of popular pubs are only a short walk away. 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.