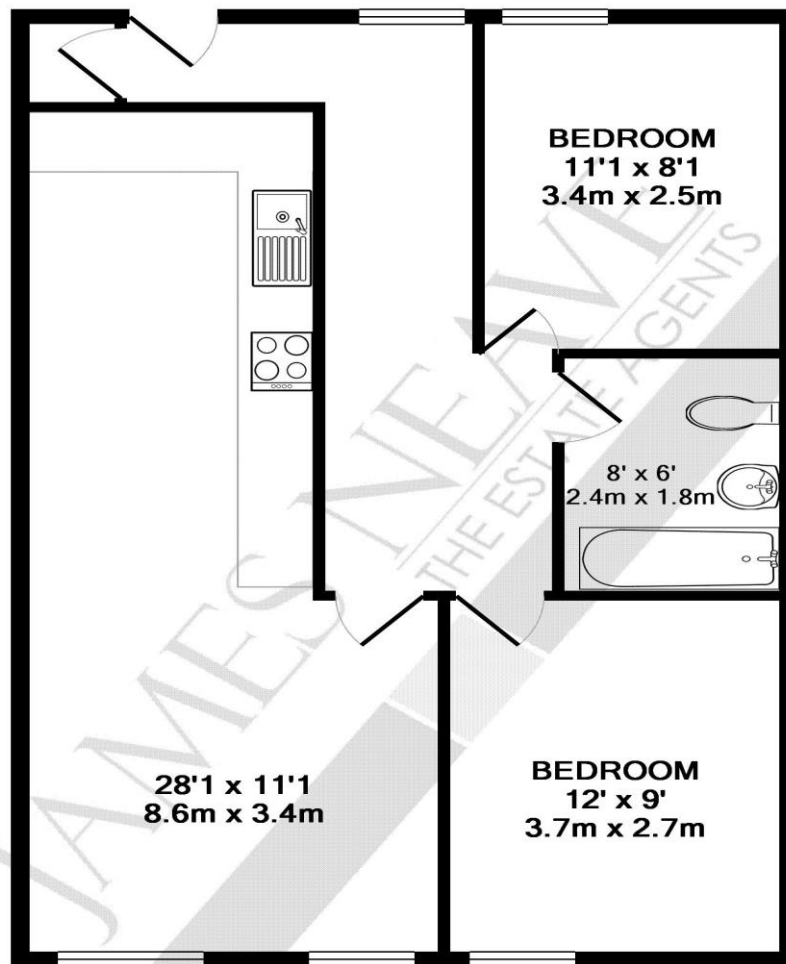




**1 Auckland House New Zealand Avenue Walton-on-Thames Surrey KT12 1PL**

**£245,000**





**TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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For sale with no onward chain, this two-double bedroom apartment offers spacious living with excellent potential to update to your personal taste. The property features two generously sized bedrooms and a lovely living room with a large, kitchen offset. A Juliet balcony adds to the bright, open feel of the main living space. The location is a major highlight. You'll be just moments away from Walton-on-Thames town centre, with its vibrant array of shops, restaurants, and the Everyman cinema. Commuters will appreciate the convenience of Walton train station, which is less than a mile away and provides a mainline service to London Waterloo. This makes the apartment an ideal choice for both first-time buyers and buy-to-let investors. 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.