

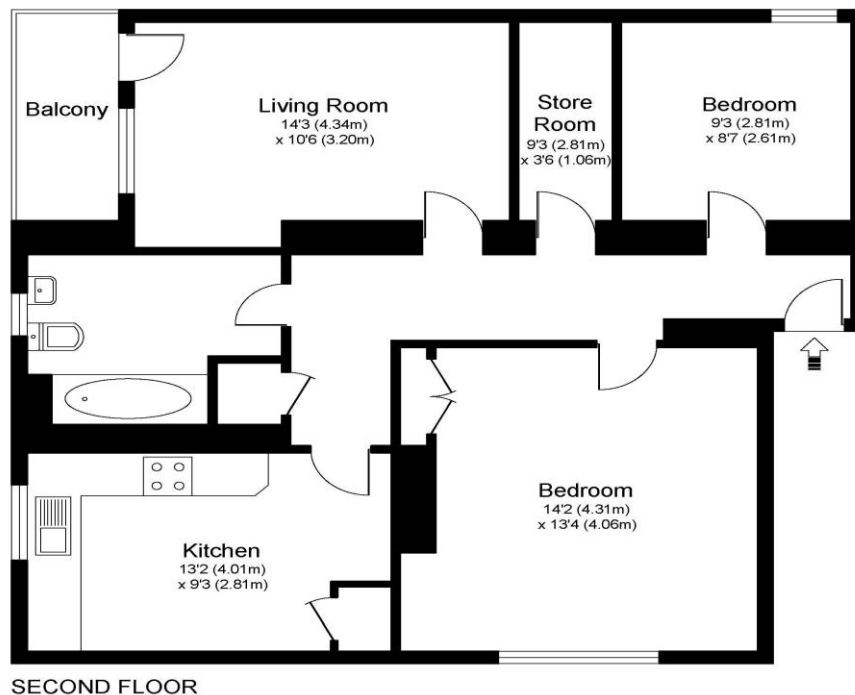


5, 93 Rydens Road Walton-On-Thames Surrey KT12 3AW

£285,000



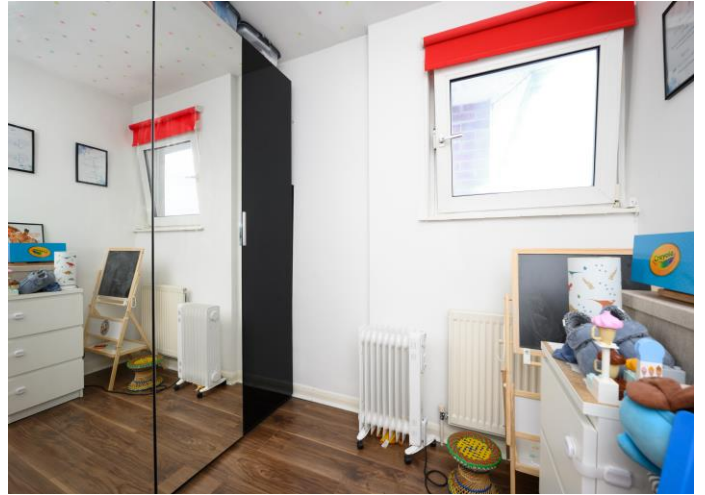
RYDENS ROAD, WOT, KT12



Approximate Gross Internal Floor Area: 75 m sq / 805 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.

For sale with no onward chain, a bright and spacious two-bedroom apartment with private balcony. A superb opportunity to acquire a well-presented, top-floor, two-double bedroom apartment offered to the market with no onward chain. Located on the popular Rydens Road, the property is ideally situated for the Halfway shops and both Hersham and Walton-on-Thames train stations. Inside, the spacious accommodation is flooded with natural light, benefitting from a double-aspect layout and large windows throughout. The flat features a generous main reception room, a modern bathroom, and a large, well-equipped kitchen with attractive views over the green treetops of Walton. Both bedrooms are comfortable doubles. Further benefits include a private balcony for additional outdoor space, excellent storage capacity, and non-allocated residents' parking to the rear. An ideal first purchase or investment. 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.