

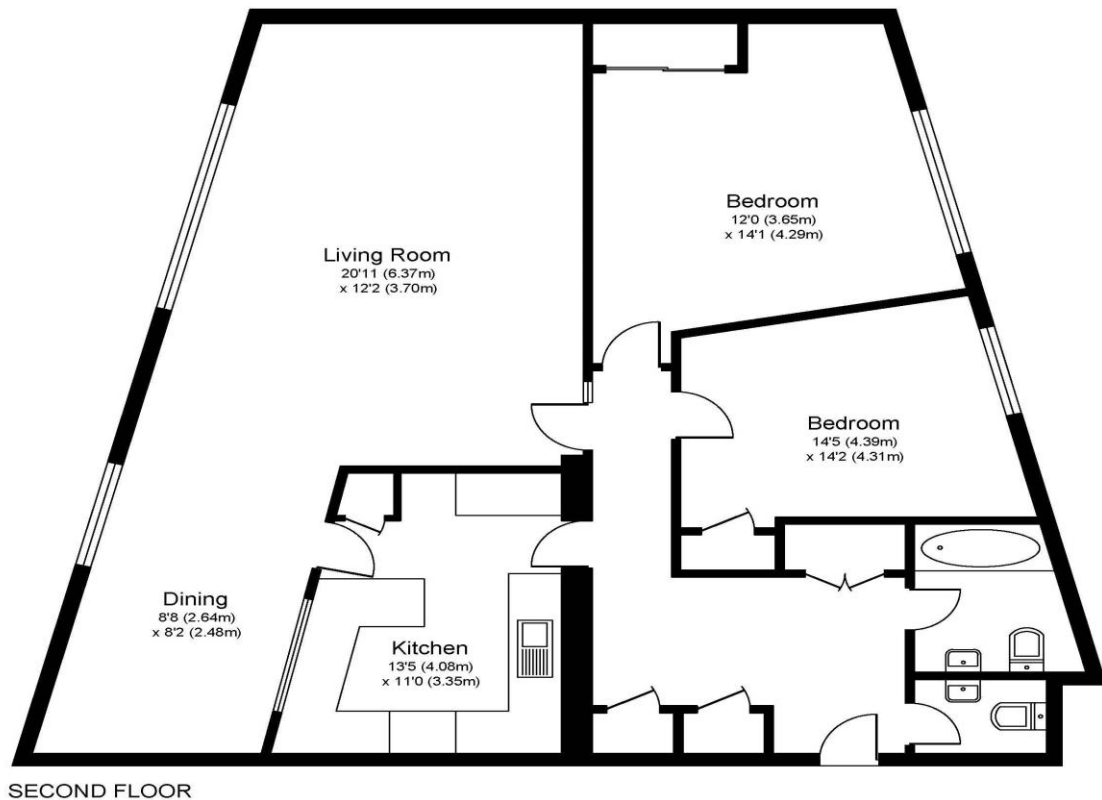


23 Chilton Court, Station Avenue, Walton-on-Thames, Surrey, KT12 1NG

£395,000



CHILTON COURT, KT12



Approximate Gross Internal Floor Area: 98 m sq / 1055 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, this spacious two-bedroom flat comes with a share of freehold, a long underlying lease and a garage in a nearby block. The property offers generous living space and excellent storage, including two double bedrooms with built-in wardrobes. There is a bathroom plus an additional cloakroom, providing two toilets for convenience. The main living area is large enough for a lounge, dining and home office space, and the kitchen offers plenty of units and worksurface space. Additional storage cupboards, beautifully kept communal gardens and residents' parking add to the appeal. The development is well maintained, with a share of freehold giving owners a vested interest in keeping service charges affordable. The lease has over 940 years remaining with a peppercorn ground rent. Conveniently located close to Walton-on-Thames mainline station, local schools, the Halfway Shops and Walton Town Centre. 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.