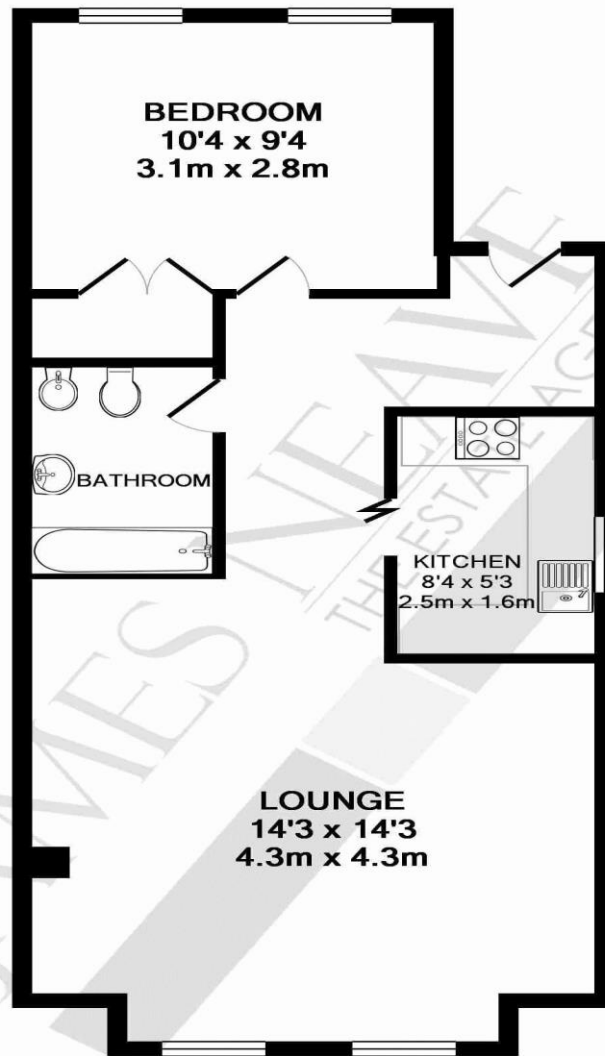




6 Marncrest Court, Westcar Lane, Hersham, Surrey KT12 5ER

£250,000





TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 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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A well presented one-bedroom ground floor conversion flat, offered to the market with the significant benefit of no onward chain and a Share of Freehold. Nestled within an attractive period building on a highly desirable road in Hersham Village, this apartment is perfectly located for easy living. It is within a short walking distance of Walton mainline train station (providing fast access to London Waterloo) and all the local amenities of Hersham. Internally, the home is in excellent, ready-to-move-into condition. The accommodation features a spacious lounge/dining room enhanced by stylish oak flooring, a well-equipped kitchen, a main bathroom, and a comfortable bedroom with integrated fitted cupboards. The location truly shines, placing you close to the vibrant hub of Hersham Village, where you will find Waitrose, Costa Coffee, and Lidl all within easy reach. Furthermore, the property includes the convenience of off-street parking. Key Benefits: This flat boasts a Share of Freehold with a long underlying lease (900 years +), providing long-term security. 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.