

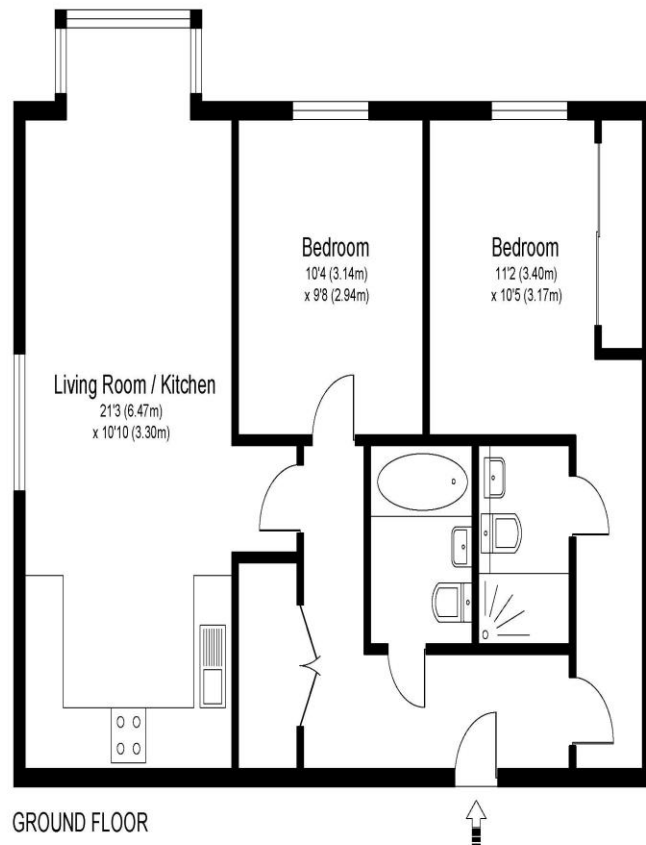


26 Scholars Place Walton-On-Thames Surrey KT12 3FE

£325,000



SCHOLARS PLACE, KT12



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 well presented two-bedroom ground floor apartment set within a modern, secure block. Offering the highly desirable benefits of gas central heating, double glazing, and a dedicated allocated parking space. Internally, this is a superb modern home. The accommodation is designed for comfortable living, featuring two double bedrooms. The main bedroom benefits from an en-suite shower room and practical built-in wardrobes. The heart of the home is the open-plan living room and kitchen, perfect for entertaining and modern daily life. There is also a stylish main bathroom and a good-sized hallway offering valuable storage space. Comfort is assured with full double glazing and gas central heating. Externally, the property benefits from an important security feature: a gated car park, where the apartment enjoys one allocated parking space. This modern development is ideally located on Ambleside Avenue in central Walton on Thames, offering superb convenience. It is situated approximately 1 mile from Walton Train Station, providing excellent links for commuters. EPC Rating B



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.