



11 Wellington House, 60 High Street, Walton-On-Thames, Surrey, KT12 1FL

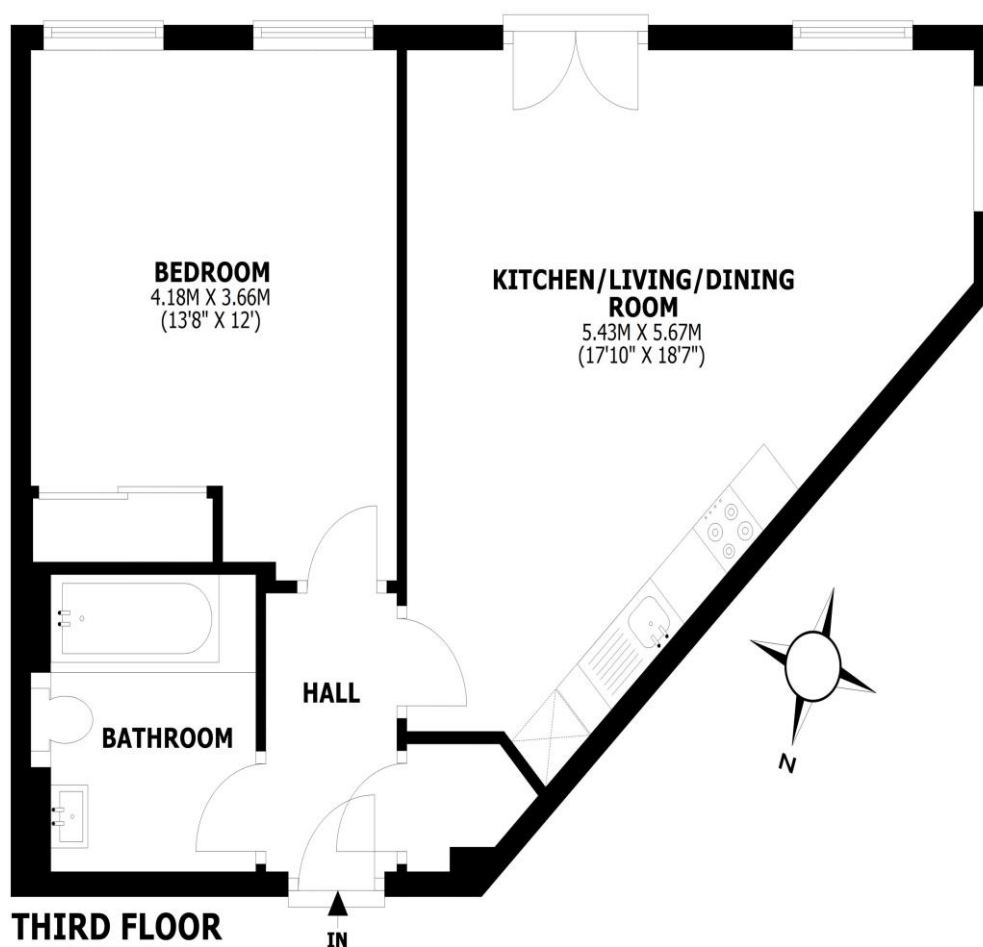
£265,000





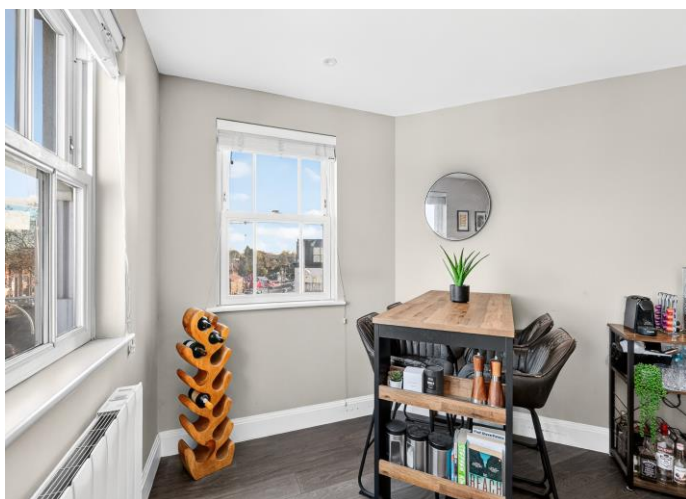
Wellington House, High St, Walton-on-Thames, KT12

Total area: approx. 49.9 sq. metres (537.3 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A modern and beautifully presented top-floor one-bedroom flat in the recently converted Wellington House. Finished in 2019, the flat features a luxury kitchen and bathroom with warm modern tones that create a lovely feel throughout. The property is a great size, with a large carpeted bedroom complete with fitted wardrobes. The open-plan living room and kitchen has been thoughtfully arranged by the current owners to provide comfortable lounge and dining areas, finished with wood flooring and a Juliet balcony. The sleek white kitchen includes AEG fitted appliances. The bathroom is finished with top-quality fittings and has a shower over bath, large mirror and stylish tiling. Additional benefits include an internal storage cupboard, a private external lock-up, and shared bike storage. Wellington House offers well-maintained communal areas and a secure video entry system. Ideally located in the heart of Walton town centre, the flat is close to M&S, Sainsbury's, Next, and a great choice of restaurants and coffee shops, as well as the fantastic Everyman cinema. The River Thames, with its scenic towpath walks and popular pubs, is just a short stroll away. Walton mainline station is easily accessed and sits just under a mile from the property. Excellent transport links are also nearby, including bus routes, major road connections, and convenient access to airports. 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.