

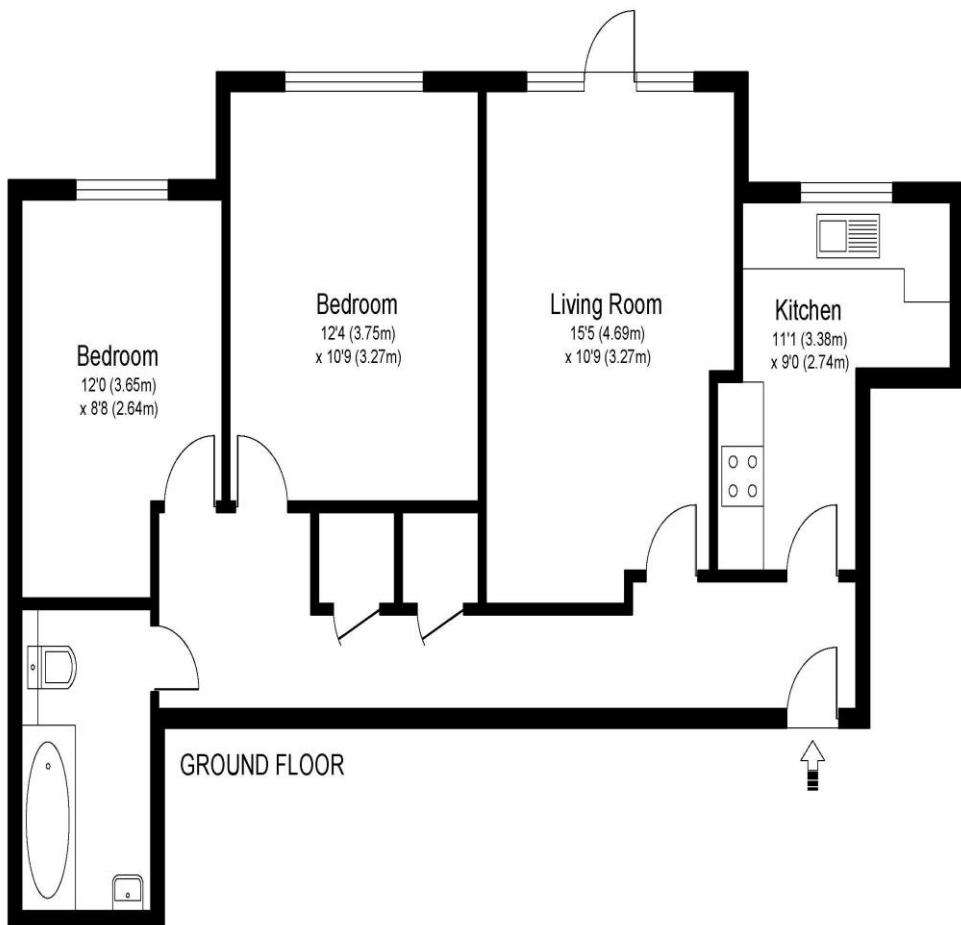


**Flat 6, 23 Rydens Avenue, Walton-On-Thames, Surrey, KT12 3NS**

**£325,000**



RYDENS AVENUE, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 63 m sq / 680 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.

This generously sized two-bedroom ground floor flat is situated in a sought-after development on the popular Rydens Avenue. The home features two double bedrooms, a comfortable-sized living room with direct access to your patio area and the communal gardens, and a separate kitchen. A nicely re-fitted bathroom enhances the modern feel of the property. Further highlights include double glazing throughout, gas central heating, a secure entry system, and an extended long lease with affordable service charges. There is parking at the front of the development of which you have one allocated space, with further parking available on the street. The flat is quietly positioned, offering easy access to Walton mainline station with quick trains to London Waterloo, while Walton High Street is just a mile away. Local amenities at The Halfway are also nearby, and there are popular schools and excellent road and airport links within close reach. This property is ideal for first-time buyers, downsizers, or as a potential buy-to-let investment. 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.