

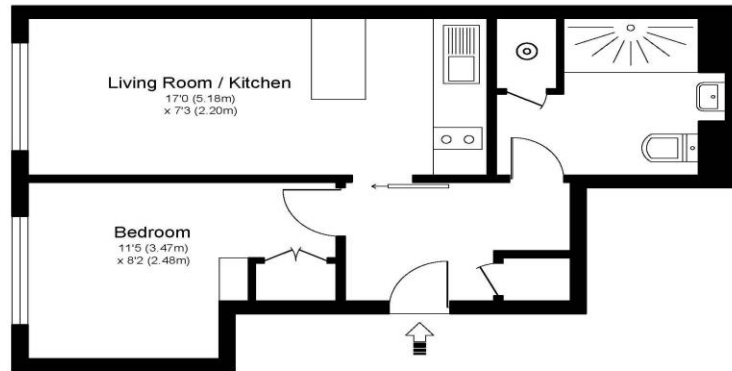


5 French Garden Field Common Lane Walton-On-Thames Surrey KT12 3QH

£215,000



FRENCH GARDEN, FIELD COMMON LANE, KT12



Approximate Gross Internal Floor Area: 30 m sq / 320 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 modern one-bedroom flat is located on the first floor of a small development and benefits from a share of the freehold. Recently renovated, the property features an open-plan kitchen and living area with a breakfast bar, a double bedroom with wardrobe storage, and a luxury shower room with chrome finishes. The flat is light, airy, and has a mix of stylish flooring throughout. Additional features include double glazing, electric heating, secure entry, and an allocated parking space. Located in a quiet residential area, it's just 0.7 miles from Hersham station with direct trains to London Waterloo in 35 minutes. The property is ideal for first-time buyers or buy-to-let investors, with a long 983-year lease and reasonable service charges. 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.