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## Collingwood Place, Walton Upon Thames, KT121LU

**Offers Around £329,950**

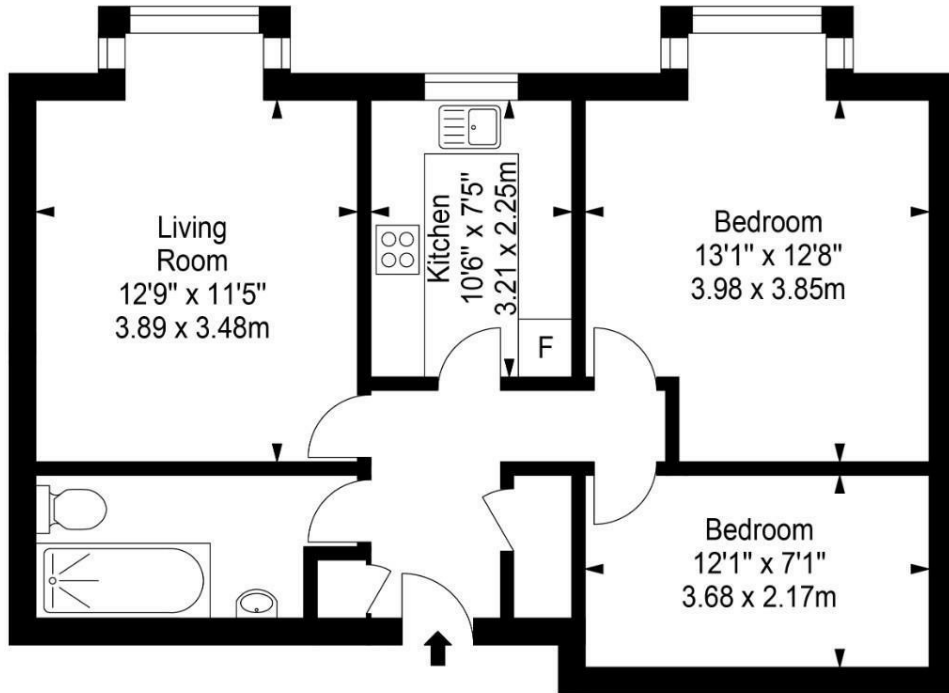


Welcome to the market this freehold spacious two-bedroom ground floor flat offering spacious living and accommodation in Walton Upon Thames. Set upon communal gated gardens. Location is key being a very short walk to Walton Upon Thames mainline train station offering the fast train direct to London Waterloo. The property is within easy reach to excellent transport links and local shops and amenities as well as being close to Walton Town Centre. Enter the property into a spacious hallway with storage cupboard. A generous sized living room and separate kitchen offering a good amount of wall and base units and preparation space. The Master bedroom is a large double room with built in wardrobes, The second bedroom is a small double/large single. Main bathroom includes bath, shower, WC and hand-basin. This property comes with allocated parking. Ideal for first time buyers and investors. Lease length is 995 years. **EARLY VIEWINGS RECOMMENDED! STRICTLY BY APPOINTMENT ONLY!**



# Floor Plan

Approximate Area = 672 sq ft / 62.43 sq m  
For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.