

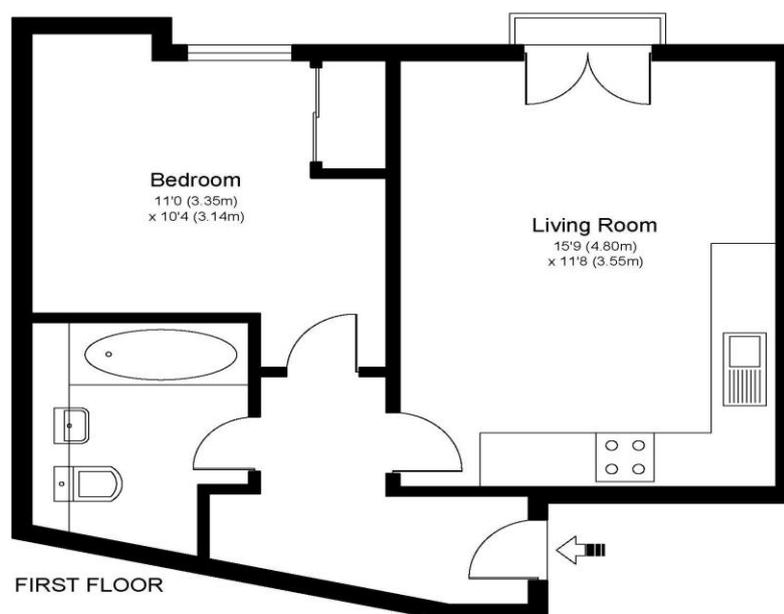


**4 Wellington House, 60 High Street, Walton-On-Thames, Surrey, KT12 1FL**

**£260,000**



WELLINGTON HOUSE, HIGH STREET, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 39 m sq / 420 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.

A modern one-bedroom first-floor apartment in Wellington House, converted in 2019 and ideally located in the centre of Walton. The property offers a bright open-plan living room and kitchen with wood flooring and a Juliet balcony. The kitchen is fitted with integrated AEG appliances and finished in a clean, contemporary style. The bathroom includes a shower over bath, quality fittings and modern tiling. The bedroom is a nice sized double and has fitted wardrobes and carpeted floor. Further benefits include an internal storage cupboard, a private external lock-up, shared bike storage, well-maintained communal areas and a secure video entry system. Just moments from local shops, supermarkets, restaurants and the Everyman Cinema, and within easy reach of the River Thames. Walton-on-Thames station is under a mile away, with excellent road and bus links nearby. 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.