JAMES NEAVE
THE ESTATE AGENTS



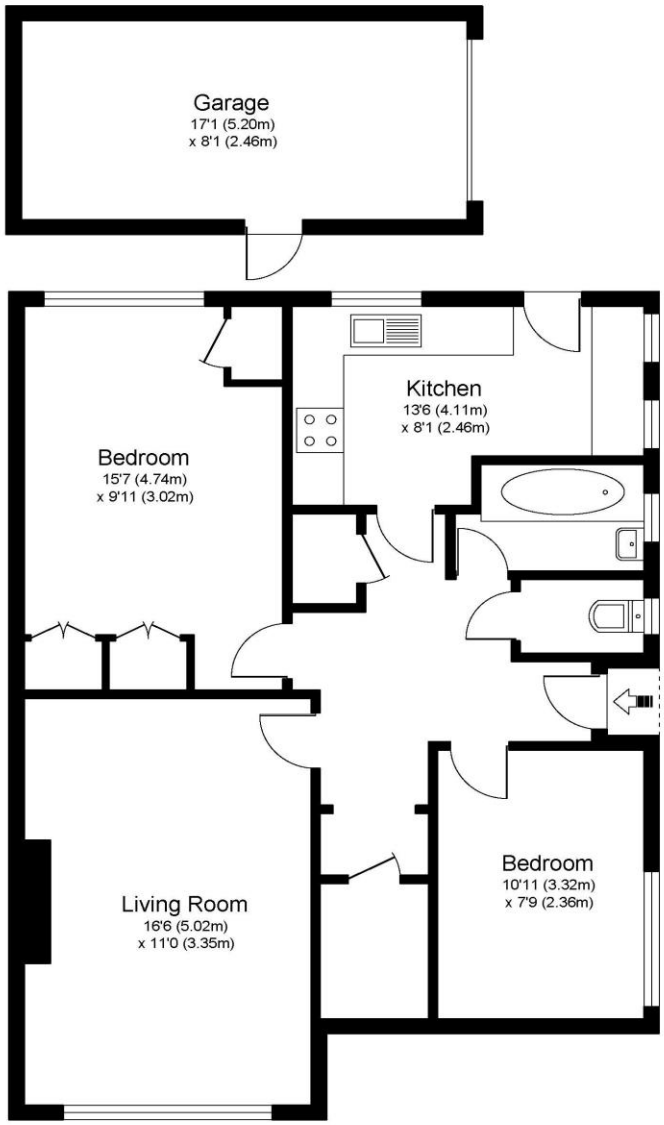
110 York Gardens, Walton-on-Thames, Surrey, KT12 3EN

£365,000





YORK GARDENS, KT12



GROUND FLOOR

Approximate Gross Internal Floor Area : 67 m sq / 725 sq ft
Garage Area : 13 m sq / 138 sq ft
Total Area : 80 m sq / 863 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.

Offered for sale with no onward chain, this well-presented two-bedroom ground-floor maisonette is situated within a quiet and popular crescent road, conveniently positioned for Hersham mainline station. The property also benefits from its own private rear garden, which can be accessed directly from the maisonette. The property has recently benefited from brand-new windows, new carpeting and redecoration throughout, creating a fresh and welcoming home. The living room features an attractive fireplace, while the main bedroom benefits from fitted wardrobes and an outlook over the rear garden. The kitchen is fitted in a shaker style and includes a built-in dishwasher and gas hob. There is also useful understairs storage. The bathroom has a white suite with a shower over the bath and a window, with a separate WC. The bathroom would benefit from some cosmetic attention. The property further benefits from a garage, gas central heating with a modern combi-boiler and a long lease, with the added financial advantage of no service charges and a low ground rent.

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.