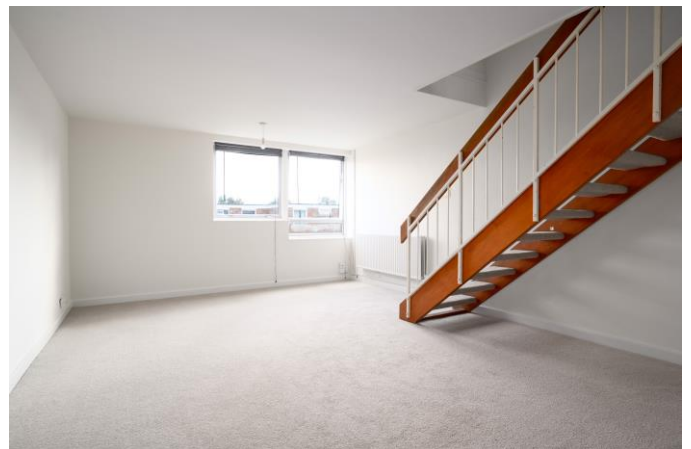


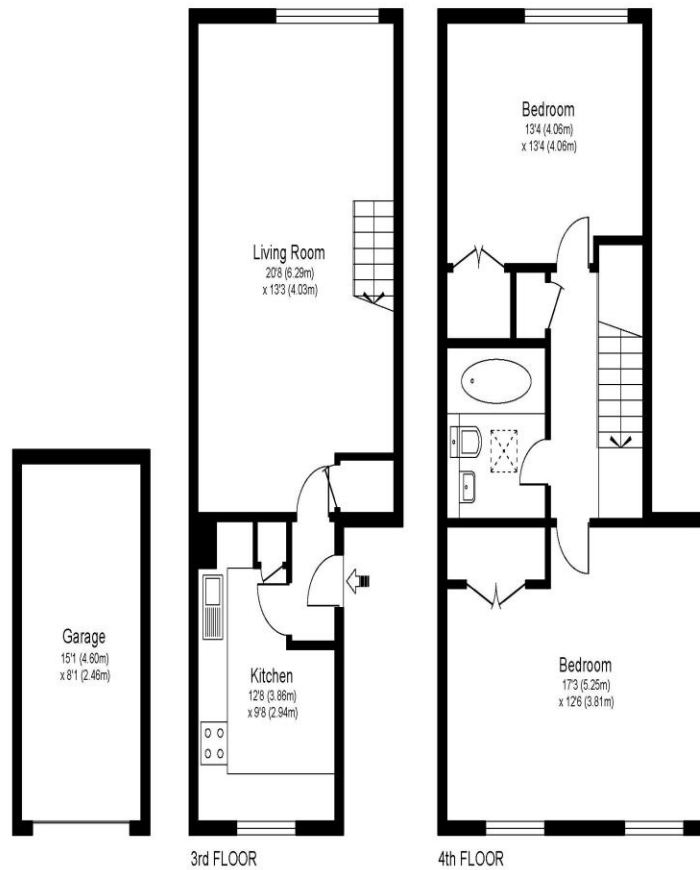


28 Rodwell Court Hersham Road Walton-On-Thames Surrey KT12 1RF

Offers Over £300,000



RODWELL COURT, KT12



Approximate Gross Internal Floor Area: 83 m sq / 890 sq ft
Garage Area: 11 m sq / 121 sq ft
Total Area : 94 m sq / 1011 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 well presented two-bedroom duplex apartment is offered for sale with no onward chain, located in a sought-after area of Walton-on-Thames. The property has been recently redecorated with new flooring throughout, providing a fresh and modern feel, with potential still to modernise and add value if desired. The apartment offers spacious accommodation, including two generously sized double bedrooms. It benefits from double glazing and gas central heating, with an excellent EPC rating of C. The property also comes with a share of the freehold and a lease exceeding 950 years. Further benefits include a garage in a block and a residents' parking permit. The location is superb, providing easy access to Walton-on-Thames town centre, local shops, and Walton mainline train station.



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.