

**JAMES NEAVE**  
THE ESTATE AGENTS

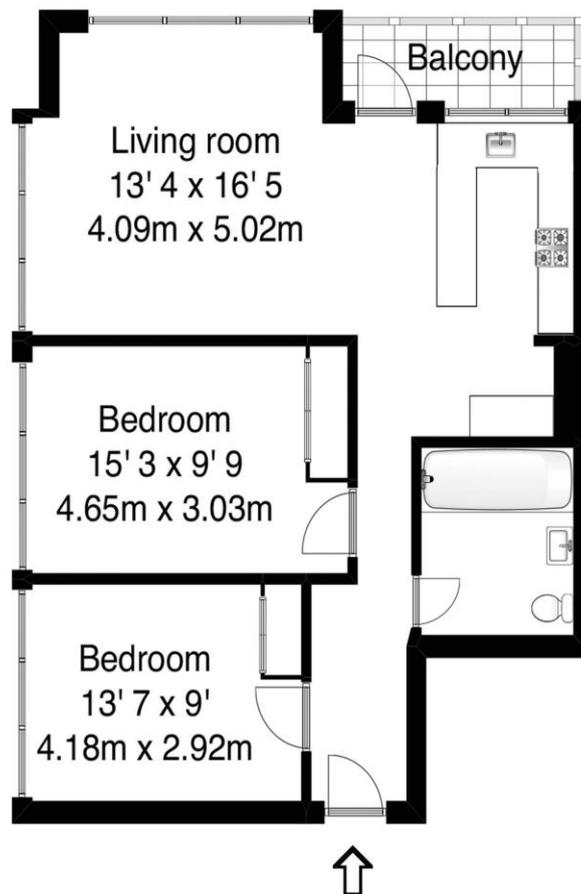


**27 Wellington Close Walton-On-Thames Surrey KT12 1AZ**

**Offers Over £307,500**



Approximate gross internal floor area 764 Sq Ft 71 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

For sale with no onward chain, A spacious two-bedroom apartment set on the 5th floor of the popular Wellington Close development. Benefiting from a balcony, residents parking and gas central heating. Internally these are great flats with plenty of space all around. There are two double bedrooms, and both have built in wardrobes. The main living room is dual aspect, and being on the 5th floor you have good views and lots of light. There is a balcony off the living room giving nice external space. The kitchen is open plan to the living room. Set within A Block of the popular Wellington Close development, which is the closest one to the River Thames. There is a lift to access as well as a nice wide staircase for easy access. Externally there are green communal areas and plenty of residents parking for which you get a permanent permit and a visitors permit. A great location within the centre of town just moments from the High Street and the River Thames Tow Path. This property is for sale either with a tenant in a situation or can be offered with vacant possession. 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.