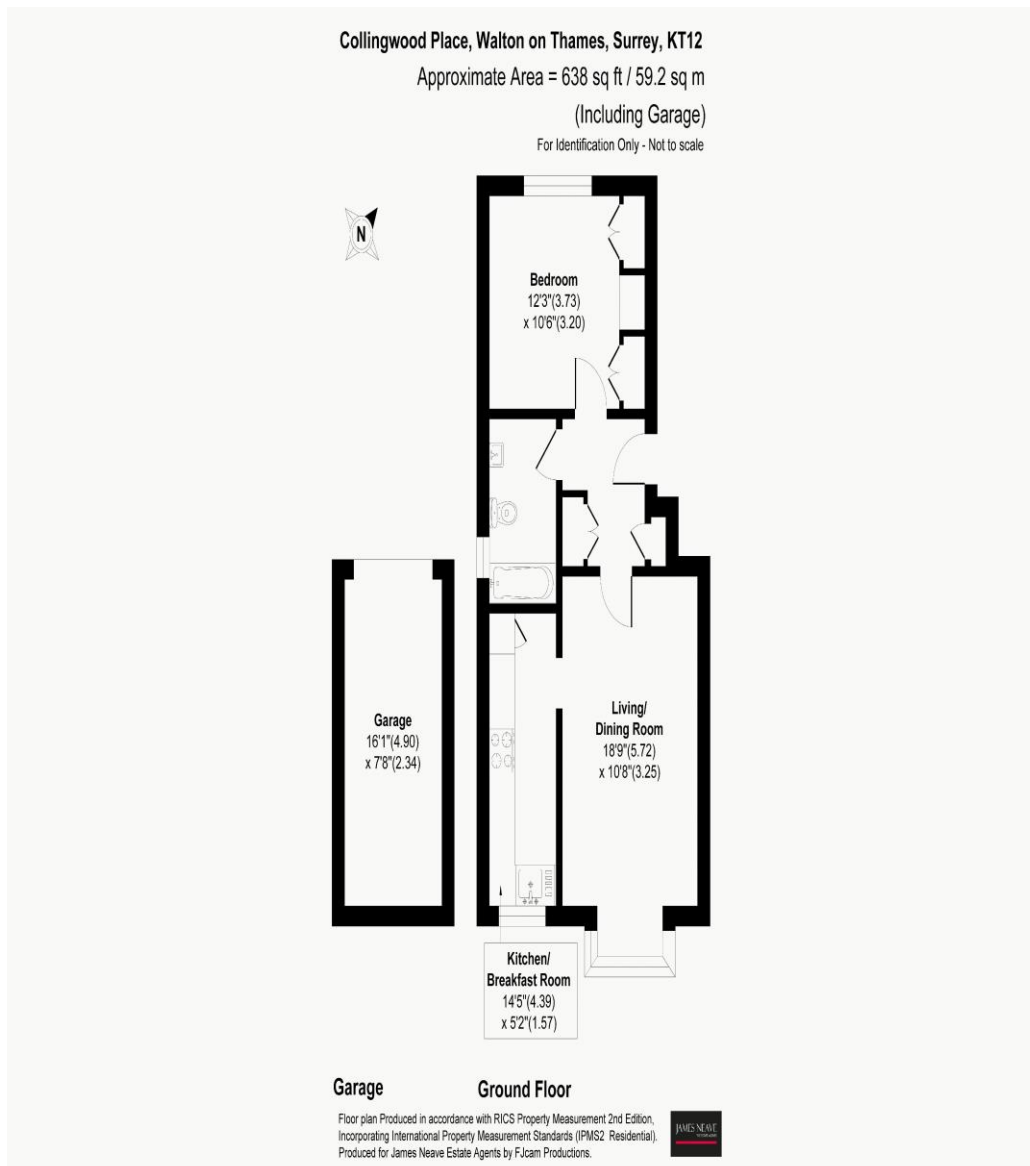




17 Collingwood Place Walton-On-Thames Surrey KT12 1LU

£280,000





A beautifully presented ground floor one-bedroom apartment situated in a highly desirable, residential location in Walton-on-Thames. Holding a Share of Freehold with an impressive remaining leasehold of over 950 years, this spacious property offers an ideal combination of long-term stability and modern comfort, perfect for first-time buyers, downsizers, or investors alike. Upon entering, you are greeted by a surprisingly generous hallway complete with built-in storage solutions. The layout flows into a wonderfully bright and spacious living room that comfortably accommodates a full lounge suite, dining table, and dedicated work-from-home office area. Adjoining the living space is a newly refurbished, separate kitchen featuring stylish fittings and contemporary finishes. Lovely bespoke window shutters add character and practical light control throughout the living spaces. The double bedroom is equally well-proportioned, complete with built-in wardrobes. Serving the home is a modern family bathroom equipped with a clean suite with shower over the bath. Further key features include double glazing throughout, gas central heating powered by a recently installed modern boiler, and the added benefit of a private garage situated in an adjacent block. Positioned in an exceptionally convenient location, Collingwood Place is just moments from Walton-on-Thames mainline train station, providing swift and regular direct links into London Waterloo. Residents also enjoy easy access to the local amenities at The Halfway, as well as the vibrant shops, cafes, and restaurants along Walton High Street. EPC 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.