



**8 Amber Court Annett Road Walton-On-Thames Surrey KT12 2JJ**

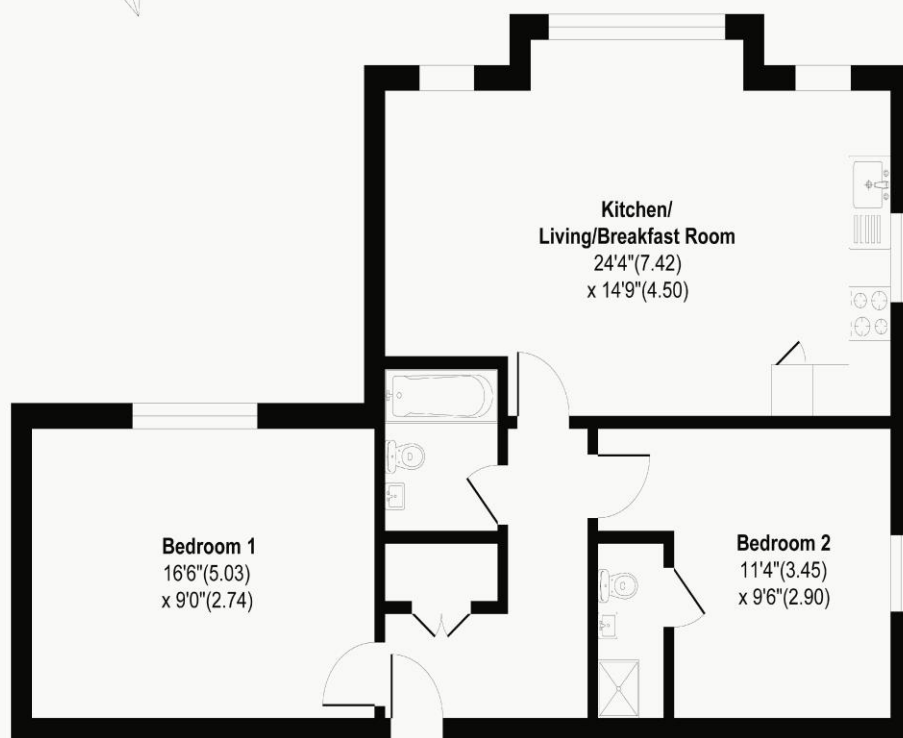
**£400,000**



## Amber Court, Walton on Thames, KT12

Approximate Area = 811 sq ft / 75.3 sq m

For Identification Only - Not to scale



### Ground Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



An outstanding first-floor apartment, beautifully situated within a highly regarded modern development on Annett Road. Superbly presented throughout and showcasing a sleek, contemporary interior, this home has been finished to an exceptional standard and carries an impressive EPC Rating B, ensuring it is both highly energy-efficient and cost-effective to run. The location is ideal for modern living, placing you within easy walking distance of Walton-on-Thames town centre, local amenities, and the scenic walks along the River Thames. Stepping inside, the property immediately impresses with its sense of space and light. The undeniable showpiece of the apartment is the open-plan living area. This fantastic room enjoys a bright, dual-aspect layout that floods the space with natural light, all beautifully complemented by high-quality herringbone flooring that flows seamlessly throughout. The space is perfectly designed for both entertaining and daily life, offering ample room to zone distinct lounge and dining areas. The kitchen itself is a masterclass in modern design, fully fitted with stylish, clean-line units and a comprehensive suite of integrated appliances. The clever accommodation continues with two well-proportioned bedrooms. The principal bedroom boasts the luxury of its own private en-suite shower room, finished with contemporary fixtures, while the second bedroom is serviced by a modern family bathroom. Further features of note include efficient gas central heating and high-performance double glazing throughout. Externally, the apartment benefits from its own allocated parking space, which uniquely features an electric vehicle charging point. Combining a flawless modern finish, excellent green credentials, and a prime Walton-on-Thames location, this apartment represents a fantastic opportunity for first-time buyers, downsizers, or investors alike.



**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.