

JAMES NEAVE
THE ESTATE AGENTS



28 St Clements House Church Street Walton-On-Thames Surrey KT12 2QN

£365,000

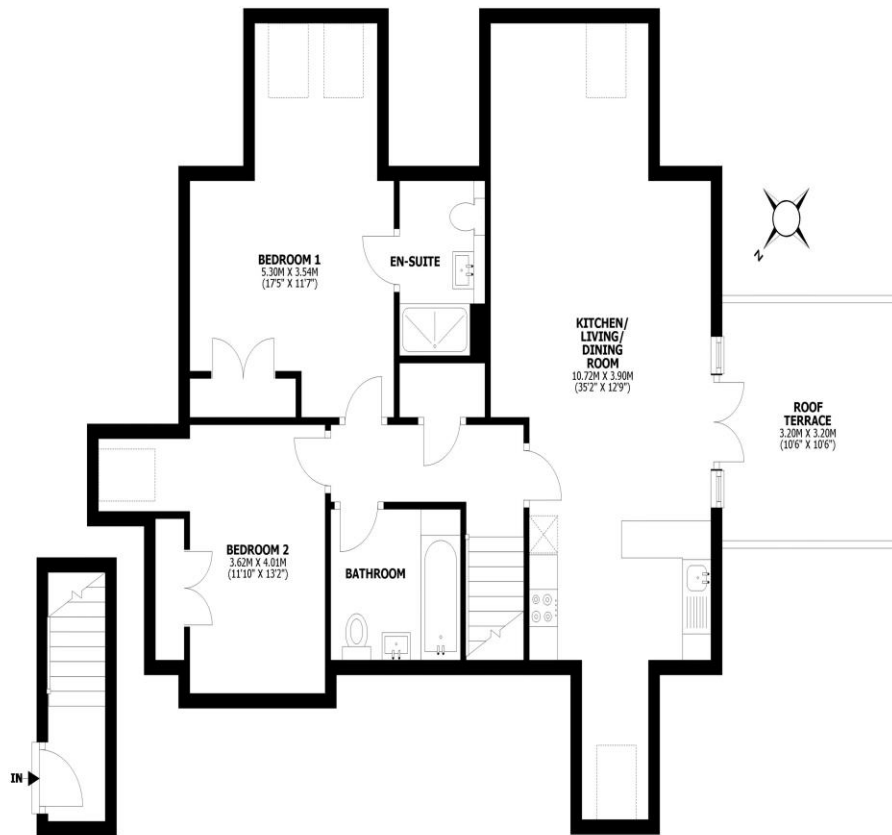




St Clements House, Church St, Walton-on-Thames, KT12

Total internal area: approx. 76.4 sq. metres (822 sq. feet)

Roof Terrace: approx. 10.2 sq. metres (110.1 sq. feet)



This floor plan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Discover this stunning and spacious two-bedroom apartment, offering over 750 sq ft of beautifully presented accommodation, ideally situated in the heart of Walton on Thames. Accessed via a secure entry system and with convenient lift access to the second floor, this unique apartment welcomes you with an internal staircase leading to the third floor. The bright and colourful kitchen is a focal point, seamlessly blending style and functionality. Both bathrooms are finished to a modern standard, including an en-suite shower room to the main, ensuring comfort and privacy. One of the standout features of this charming home is the private roof terrace, offering ample space for outdoor seating and enjoyment – perfect for al fresco dining or simply unwinding in the fresh air. Externally you also benefit from two allocated parking spaces, a real bonus within a town centre location. The apartment's clever design, set into the roof eaves, adds character and charm, complemented by numerous Velux windows that invite an abundance of natural light and offer pleasant outlooks. Nestled in a highly sought-after location, St Clements House is just moments from the picturesque River Thames, an M&S Foodhall, and all the vibrant amenities of Walton on Thames High Street. This property truly offers the best of modern living in a prime location.

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.