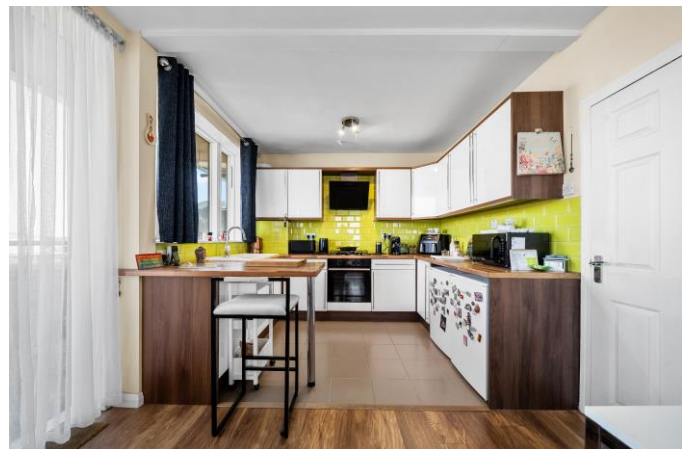


JAMES NEAVE
THE ESTATE AGENTS



82 Wellington Close, Walton-on-Thames, Surrey, KT12 1BB

£329,950

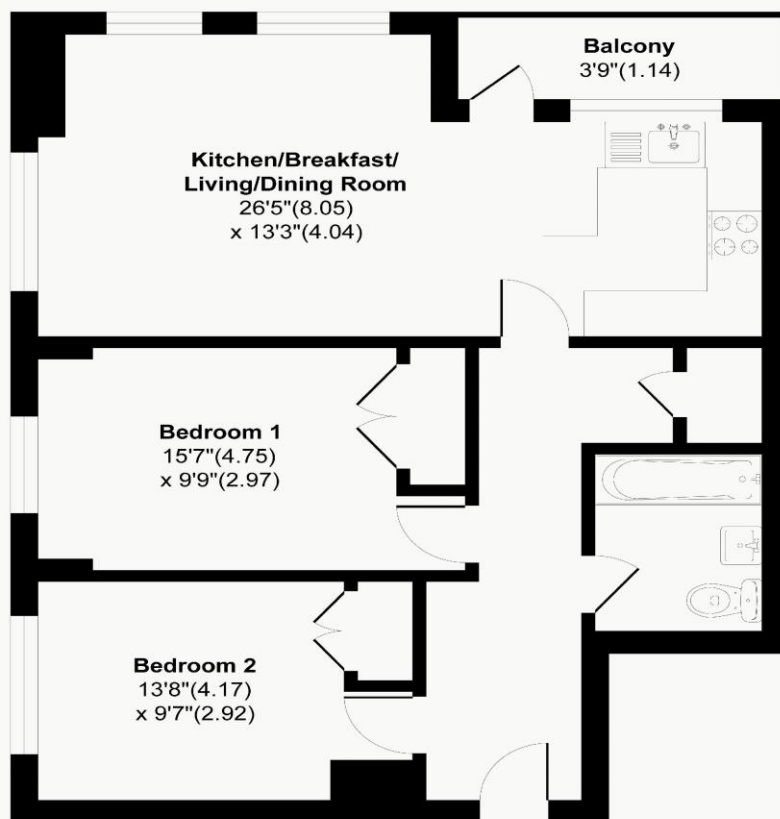




Wellington Close, Walton on Thames, KT12

Approximate Area = 792 sq ft / 73.5 sq m

For Identification Only - Not to scale

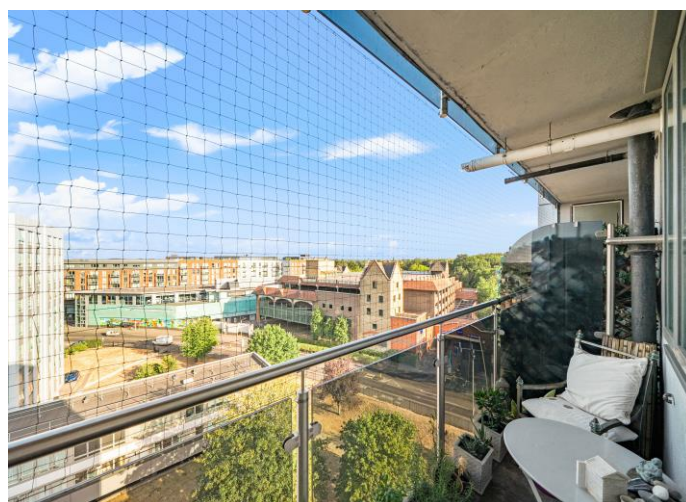


Eighth Floor

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



Offered with no onward chain, this superbly proportioned two-bedroom flat is situated on the eighth floor of the popular Wellington Close development, enjoying far-reaching London-facing views from every room. On a clear day, the Wembley Arch can be seen in the distance. The spacious open plan living room and kitchen comfortably accommodates both lounge and dining areas, with modern high gloss units, ample work surface and cupboard space, plus a separate utility cupboard. There are two lovely-sized double bedrooms, both with fitted wardrobes, a modern bathroom with shower over bath and a private balcony. The property benefits from wood flooring through the hallway and living space, carpets to both bedrooms and a long lease of approximately 949 years. The development has recently been re-clad, including the installation of new double glazing, and offers a lift, well-maintained communal areas, communal gardens, residents' parking and visitor parking. Ideally located with Walton High Street and its wide range of amenities on the doorstep, the River Thames and its attractive towpath walks and riverside pubs are also within easy reach. Walton Bridge provides convenient access to major road links and Heathrow Airport, while Walton mainline station is just over a mile away, offering direct trains to London Waterloo. EPC Rating B.



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.