



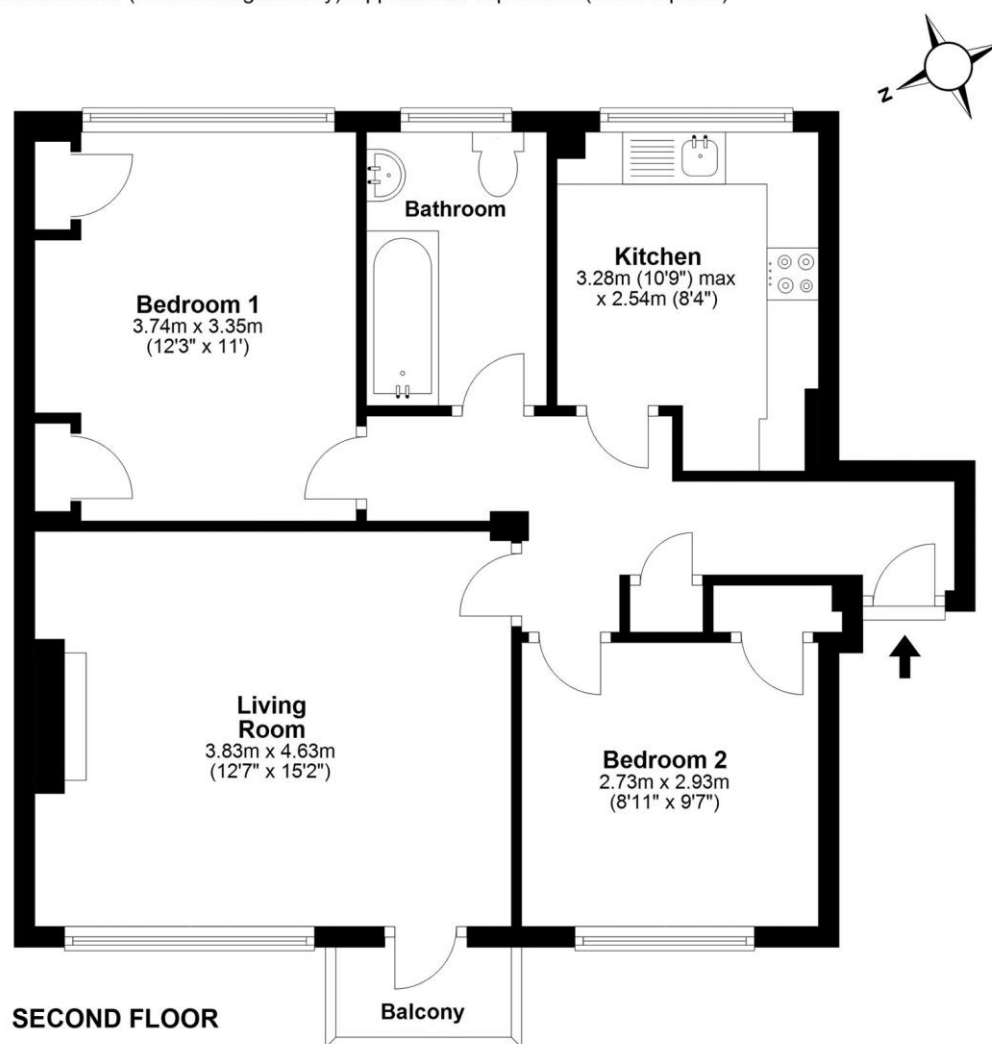
15 Orchard Court, Bridge Street, Walton-on-Thames, Surrey, KT12 1AN

£280,000



Orchard Court, Walton on Thames, KT12

Total internal area (not including balcony): approx. 60.7 sq. metres (652.9 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are displayed in metres. They are given as a guide only and are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A two-bedroom top-floor flat in an excellent town centre location, just moments from the High Street with its wide range of local amenities, shops, eateries and the wonderful Everyman Cinema. The River Thames is also close by, with easy access to the popular riverside towpath and its lovely selection of riverside pubs. The flat has a good overall sense of space, with a spacious living room featuring large windows, plenty of natural light and views out. From the lounge, there is a useful balcony overlooking the communal gardens, giving you some outside space and a pleasant outlook. There is a separate modern kitchen with a good range of fitted kitchen units, two good-size bedrooms and a modern bathroom with a white suite, window and shower over the bath. Gas central heating and double glazing are also in place. Residents' parking is available to the front and side of the block, with ample parking for residents. The position of Orchard Court is a real advantage, with the town centre on the doorstep and the River Thames just a short distance away. The riverside towpath is popular with walkers, runners and cyclists, while the Xcel Leisure Centre and sports hub are also within easy reach. A great combination of town centre convenience and riverside living, with everything you need close by. EPC Rating D.



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.