



2 Priory Close, Walton-on-Thames, Surrey, KT12 1JR

£335,000





Priory Close, Walton-on-Thames, KT12

Total internal area: approx. 75.9 sq. metres (817 sq. feet)

Main area: approx. 63.6 sq. metres (684.1 sq. feet)

Garage: approx. 12.3 sq. metres (132.9 sq. feet)



This floorplan is for illustrative guidance only and is not to be 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.

Offered for sale with no onward chain, this beautifully presented two-bedroom first-floor flat is situated on a highly regarded road, just moments from Walton mainline station. The flat is bright and airy throughout, with spacious rooms and a well-planned layout. The separate kitchen has been recently refurbished and features gloss units, clever storage solutions, built-in appliances and a five-ring hob. Both bedrooms are comfortable doubles and benefit from built-in wardrobes. The recently refurbished bathroom is well appointed with a large walk-in shower, a window for ventilation and a large storage cupboard housing the washing machine. A recently fitted secure entry system adds further peace of mind. Outside, residents have access to well-kept communal gardens. The property also comes with a garage in a nearby block, with resident parking permits available. The location is a real highlight, with Walton mainline station just moments away, offering quick direct trains to London Waterloo in as little as 26 minutes. Walton High Street is just under a mile away on foot, with a popular mix of shops, supermarkets, eateries and the Everyman Cinema. The property is also close to the Ashley Park Hotel and within easy reach of the Halfway conveniences. The property has also recently acquired a share of the freehold, making this a fantastic opportunity for first-time buyers or investors. EPC Rating TBC



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.