JAMES NEAVE
THE ESTATE AGENTS



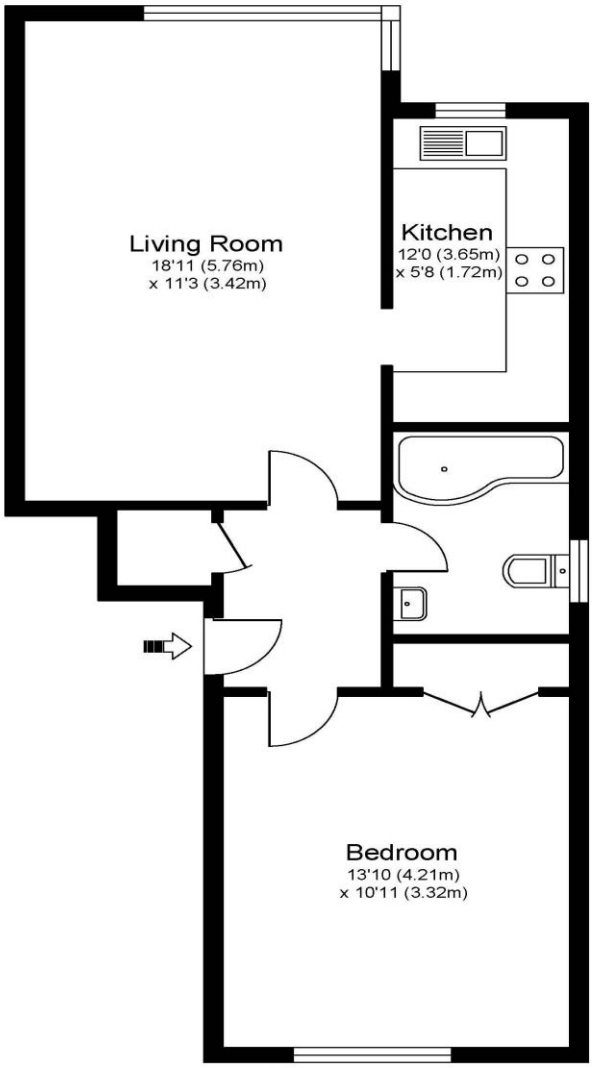
24 Mount Felix Walton-On-Thames Surrey KT12 2PJ

£265,000





MOUNT FELIX, WALTON ON THAMES, SURREY, KT12



SECOND FLOOR

Approximate Gross Internal Floor Area: 51 m sq / 550 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain, set within a sought-after development by the River Thames, this one-bedroom flat is positioned on the top floor and offers generously sized rooms throughout. Bright and airy, the property has benefited from recent redecoration and new flooring. The accommodation comprises a large double bedroom with fitted wardrobes, a spacious lounge with the kitchen set just off it, and a modern bathroom with a shower over the bath. The block benefits from a secure entry system, residents' parking, and well-maintained communal grounds. Further benefits include a Share of Freehold with a long underlying lease of well over 900 years remaining. The development is moments from the river towpath, offering scenic walks towards both Weybridge and Hampton Court, alongside several popular riverside pubs. The Heart shopping centre is within easy reach, providing a wide variety of restaurants, shops, and supermarkets. 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.