

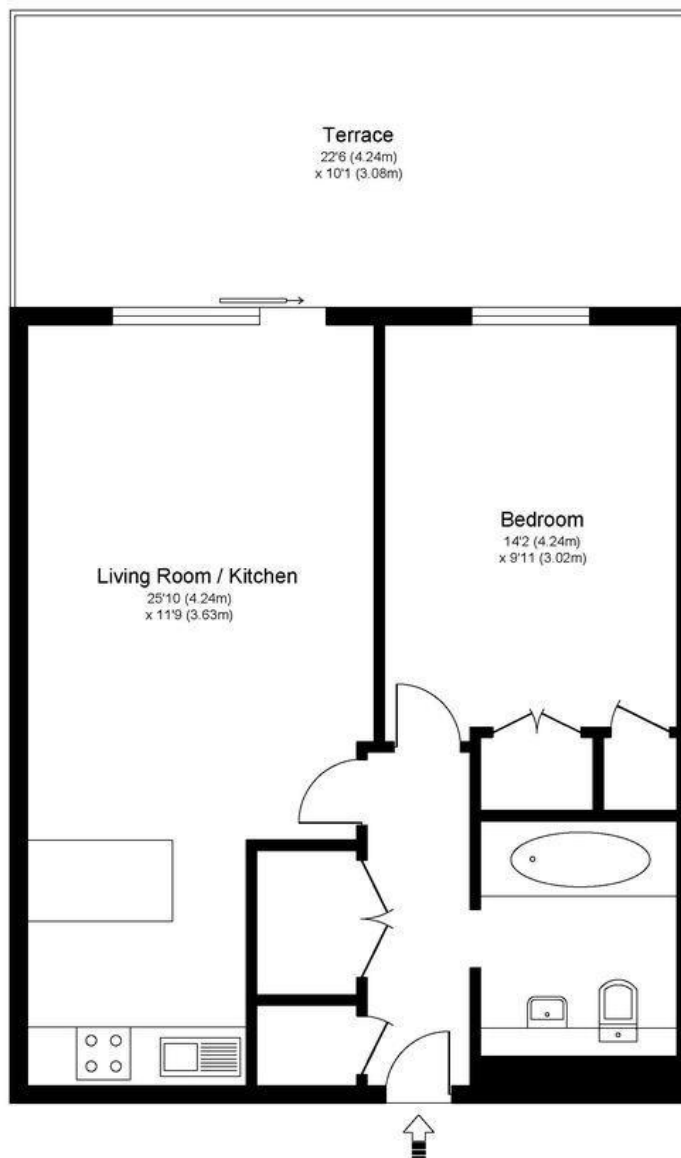


105 The Heart, Walton-on-Thames, Surrey, KT12 1GA

£235,000



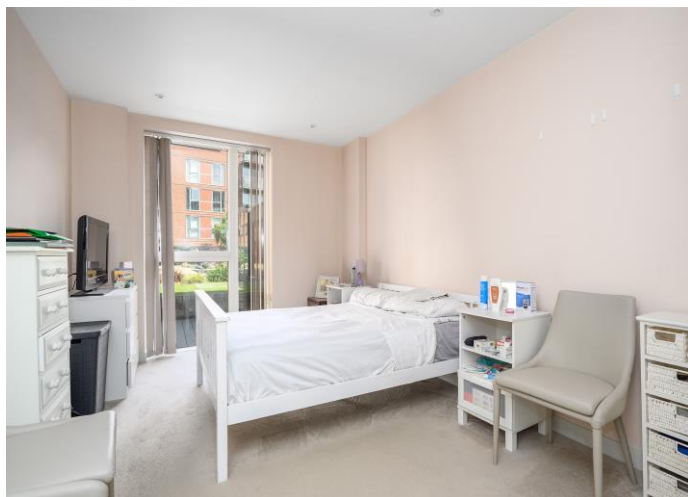
THE HEART, KT12



Approximate Gross Internal Floor Area: 53 m sq / 570 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.

A well-presented one-bedroom ground-floor apartment in the popular Heart development, ideally located in the centre of Walton-on-Thames yet enjoying a quiet aspect overlooking the communal gardens. The property features a spacious open-plan living/dining room with a modern fitted kitchen, breakfast bar, integrated appliances including a dishwasher, and sliding doors opening onto a private terrace. The double bedroom benefits from a triple fitted wardrobe and floor-to-ceiling window, while the contemporary bathroom includes a shower over the bath. There is also a useful utility/storage cupboard in the hallway. Residents enjoy a secure entry system, concierge service, 24-hour security, underground parking, multiple lifts, and beautifully maintained communal gardens. Offered with no onward chain and conveniently situated just moments from the town's shops, restaurants and leisure facilities, with the River Thames and Walton mainline station also within easy reach. 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.