



## Watts Road

Thames Ditton, KT7 0BZ

**Guide Price £495,000**

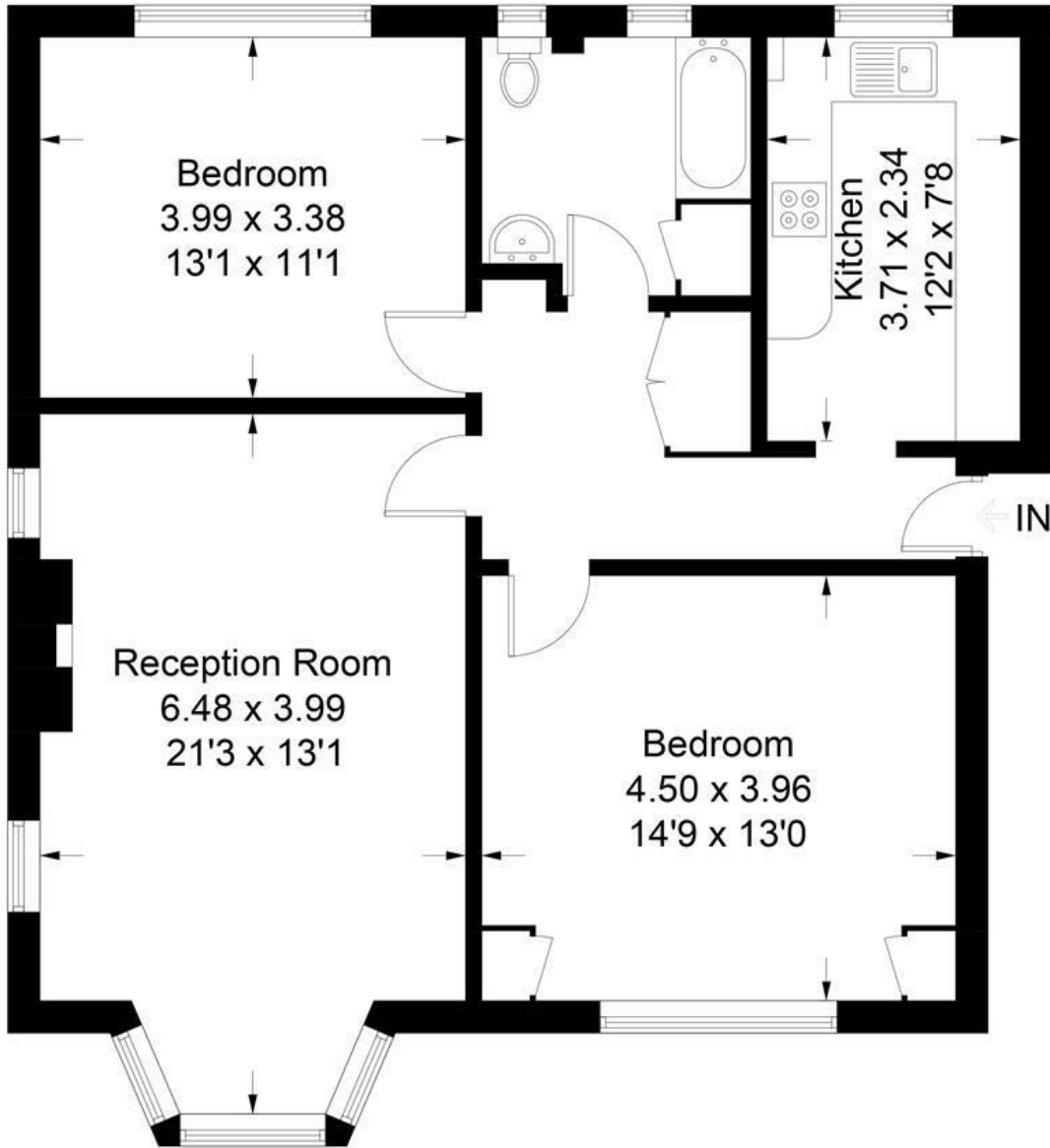
Rarely available ground-floor apartment in the heart of Thames Ditton Village. This well-presented two double bedroom apartment is set within an attractive and highly sought-after development, surrounded by beautifully maintained communal gardens. The property offers spacious accommodation and enjoys a peaceful setting while remaining conveniently central. Ideally located within walking distance of local shops, pubs, and eateries, as well as the river. The apartment also benefits from a short walk to Thames Ditton station and within catchment for outstanding local schools. Offered for sale with no onward chain and long remaining lease of approximately 931 years. Service Charges £2800 pa. Ground Rent £10 pa.

- Ground Floor Apartment
- Modern Kitchen
- Spacious Reception Room
- Off Street Parking
- 2 Double Bedrooms
- Bathroom with shower over bath
- Communal Gardens
- Outside Storage Shed

# Floor Plan

## Gresham House

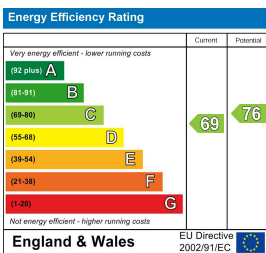
Approximate Gross Internal Area = 80.3 sq m / 864 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289831)

### Energy Efficiency Graph



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