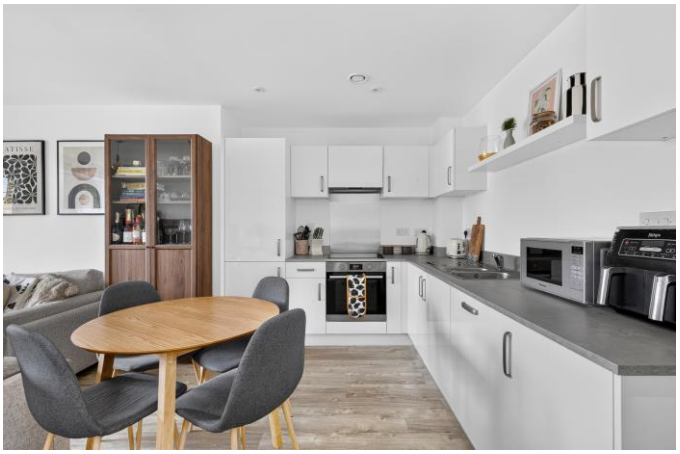
JAMES NEAVE
THE ESTATE AGENTS



35 Carver House, 8 Spitfire Chase, Walton-on-Thames, Surrey, KT12 1FX

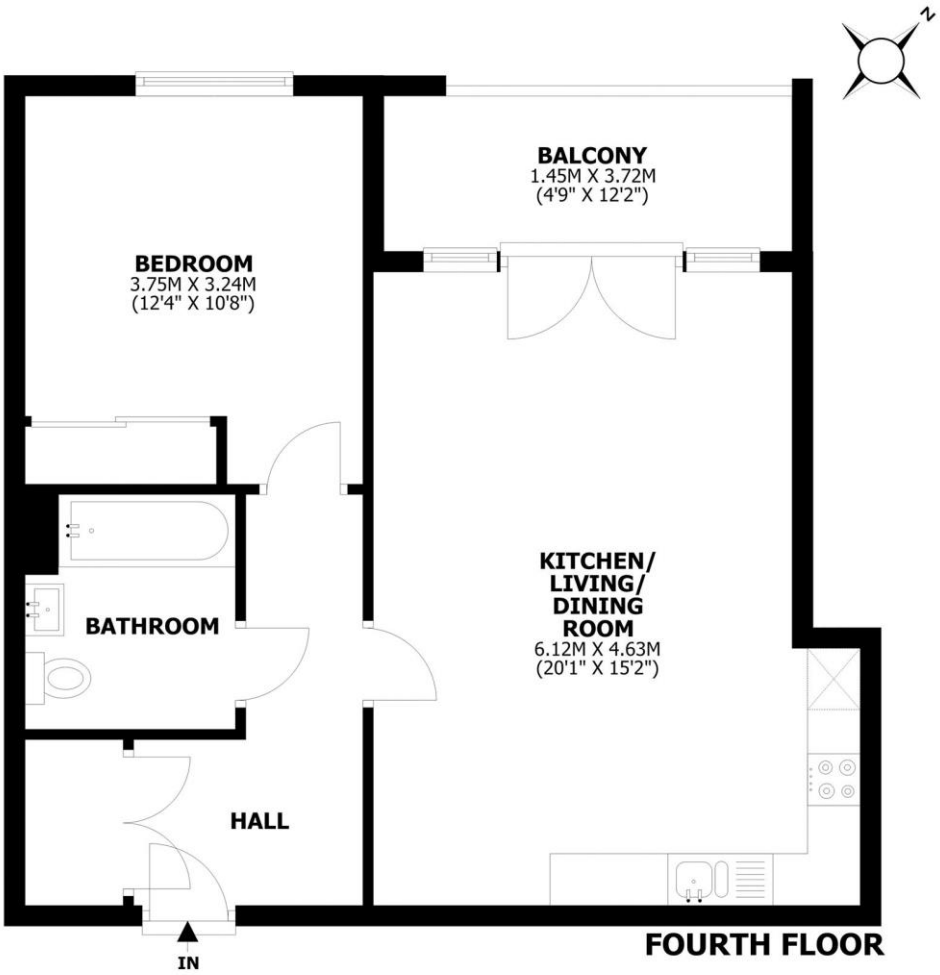
£318,000





Carver House, Spitfire Chase, Walton-on-Thames, KT12

Total internal area: approx. 51.8 sq. metres (557.8 sq. feet)
Balcony: approx. 5.4 sq. metres (58.1 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Set within the popular Walton Court Gardens development by Crest Nicholson, this beautifully presented one-bedroom top-floor apartment offers bright, airy accommodation with more space than you might expect, making it a fantastic home for first-time buyers, professionals or those looking to downsize. The location is a real plus, with Walton-on-Thames mainline station just a five-minute walk away, offering fast and frequent services into London Waterloo. Halfway Parade is also close by, with a Tesco Express and a great selection of eateries, while Walton High Street is approximately a mile away, offering a wider range of shops, restaurants and the popular Everyman Cinema. Inside, the apartment feels light and spacious throughout, with a modern finish and a well-planned layout. Wood flooring runs throughout the main living areas, with carpet in the bedroom. The open-plan kitchen and living area is a real highlight, with a sleek white kitchen, built-in appliances and plenty of cupboard space. There is ample room for both living and dining furniture, with doors opening onto a particularly good-sized private balcony, offering plenty of space for outdoor seating and making it a genuinely usable extension of the living area. The double bedroom is a good size and benefits from fitted wardrobes, while the bathroom is finished with a modern white suite, a shower over the bath and half-height tiling. A useful utility cupboard and further storage off the hallway help keep the living space uncluttered. Outside, residents can enjoy attractive communal gardens and an on-site gym, with membership included within the service charge. The apartment also comes with an allocated end-space in the secure underground car park which has its own electric charging point, alongside secure entry and lift access to all floors. Built by Crest Nicholson circa 2021, the development benefits from a modern feel, and the property comes with the balance of the NHBC warranty, a long lease and peppercorn ground rent. With its larger-than-average layout, generous private balcony, resident gym and excellent access to the station, this is a lovely opportunity to secure a modern home in a popular and convenient Walton-on-Thames location. 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.