

**JAMES NEAVE**  
THE ESTATE AGENTS



**118 Wellington Close, Walton-on-Thames, Surrey, KT12 1BG**

**£375,000**

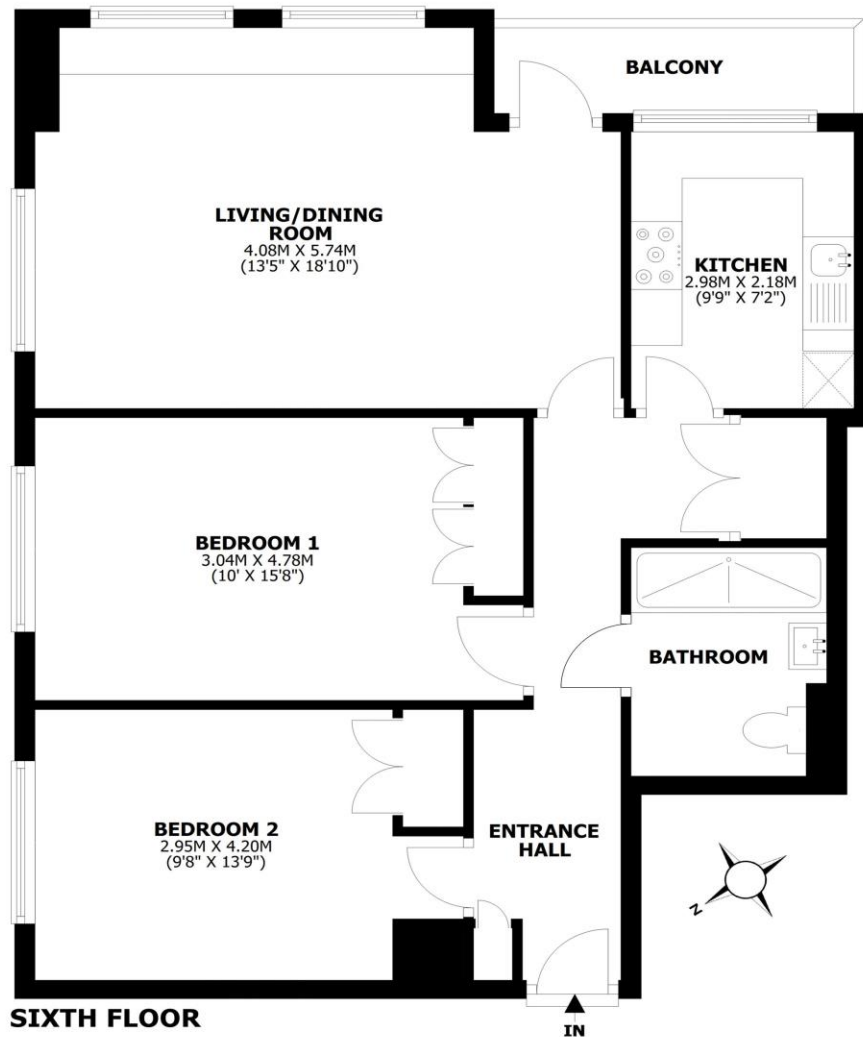




## Wellington Close, Walton-on-Thames, KT12

Total internal area: approx. 71.7 sq. metres (771.3 sq. feet)

Balcony: approx. 3.8 sq. metres (40.7 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 relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

An exceptional Wellington Close flat, offered with no onward chain and beautifully refurbished with a clear emphasis on quality, craftsmanship and thoughtful detail throughout.

Set on the 6th floor with lift access, this wonderfully light and airy home offers generous proportions, dual-aspect views and impeccably presented interiors. The stunning dark wood kitchen with black accents creates a sophisticated focal point, complemented by a luxurious bathroom finished to an equally high standard. Both bedrooms are comfortable doubles with fitted wardrobes, while further features include built-in storage in the living room, a utility cupboard, carpeting throughout and a private balcony ideal for morning coffee or evening drinks. Residents benefit from secure entry, communal gardens, controlled residents' parking with visitor spaces, lift access to all floors, and an exceptionally long lease of approximately 950 years. Ideally positioned just off Walton High Street, the property is moments from The Heart shopping centre, Everyman Cinema, PureGym, a selection of popular cafés, restaurants and riverside pubs, as well as supermarkets including Marks & Spencer, Sainsbury's and Aldi. The River Thames towpath is also close by, offering beautiful walks along the water, while Walton-on-Thames station provides fast and convenient connections into London Waterloo. 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.