

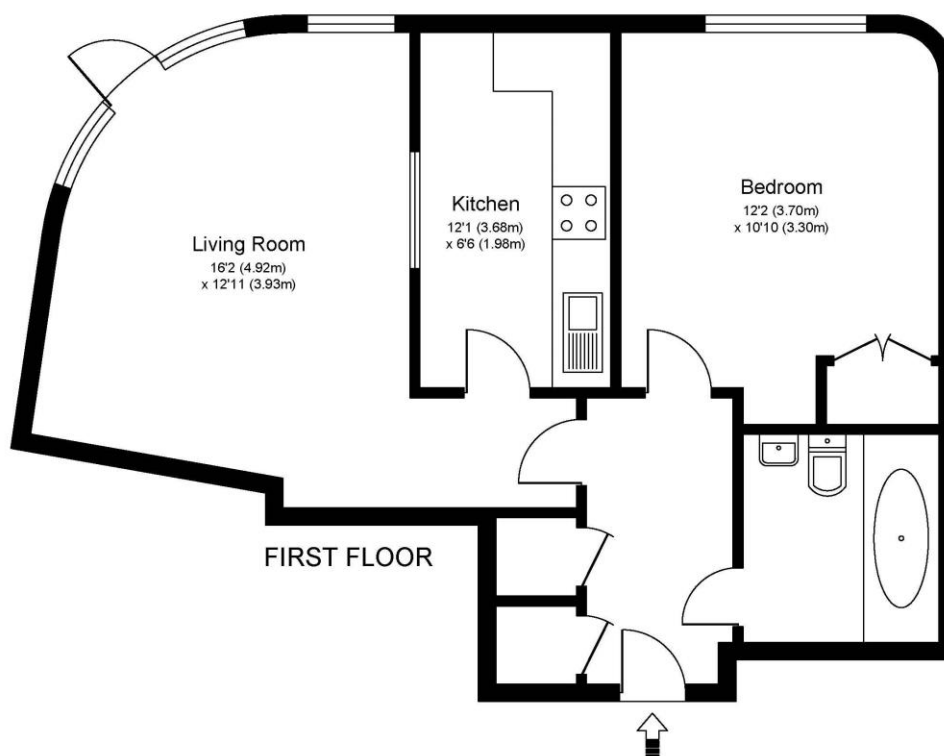


4 Kings Court, Hersham Road Walton-On-Thames, Surrey, KT12 1JE

Offers in Excess of £200,000



KINGS COURT, HERSHAM ROAD, KT12



FIRST FLOOR

Approximate Gross Internal Floor Area: 49 m sq / 525 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.

Offered with no onward chain is this spacious one-bedroom first-floor apartment, positioned within this popular modern block just moments from Walton-on-Thames mainline train station. The property is presented in good order throughout and benefits from attractive wood flooring in the hallway, living area and bedroom. The bedroom is a generous double with built-in wardrobes, and the bathroom features a white suite with shower over bath. The living room is a good size and includes a Juliet-style balcony, with the fully fitted kitchen located just off the living area. Additional features include electric heating, with a new boiler fitted in 2023, and double glazing throughout. There is a good lease, no ground rent, and the service charge additionally covers the water rates and building insurance. Externally, the property benefits from one allocated parking space in the residents' car park to the rear of the block. An excellent location within close proximity of the Halfway amenities, including shops, Tesco Express, and a range of eateries. Walton-on-Thames train station is just a short walk away and offers a fast and frequent service into London Waterloo. EPC Rating B.



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.