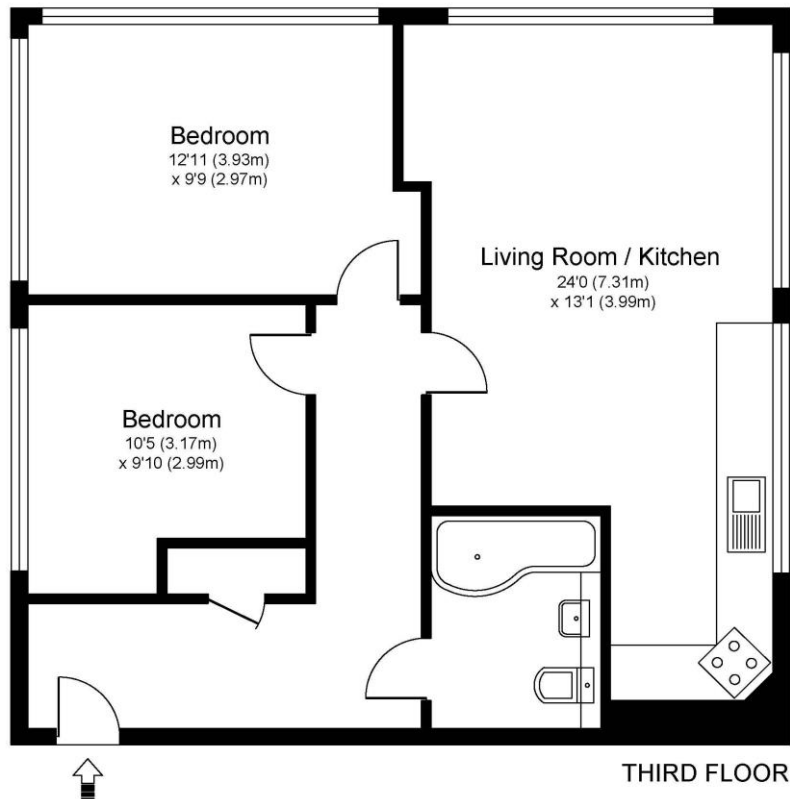




12 Bridge Court, Bridge Street, Walton-on-Thames, Surrey, KT12 1AG

£290,000





Approximate Gross Internal Floor Area: 59 m sq / 638 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 beautifully presented two-bedroom top-floor apartment set within a highly sought-after modern gated development, ideally positioned for both Walton town centre and the River Thames. The apartment enjoys an abundance of natural light thanks to its large panoramic windows and predominantly south-facing aspect. The spacious open-plan living and kitchen area is thoughtfully designed to accommodate both lounge and dining spaces, while the contemporary fitted kitchen includes a range of integrated appliances, including a dishwasher. Both bedrooms are generous doubles, and the stylish bathroom features a modern suite with a shower over the bath. Wood flooring runs throughout the apartment, complemented by a large double coat and storage cupboard in the hallway. Additional benefits include gas central heating, a gas hob, and double-glazed windows. Built in 2007, this well-maintained development comprises just 12 apartments and offers secure residents' parking, a communal garden, lift access, and a secure entry system. The location perfectly balances peace and convenience - tucked away in a quiet setting yet just moments from Walton's shops, restaurants, and riverside pubs. The nearby Thames towpath provides scenic walks towards both Hampton Court and Weybridge. An excellent opportunity for first-time buyers, downsizers, or investors alike. 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.