JAMES NEAVE
THE ESTATE AGENTS

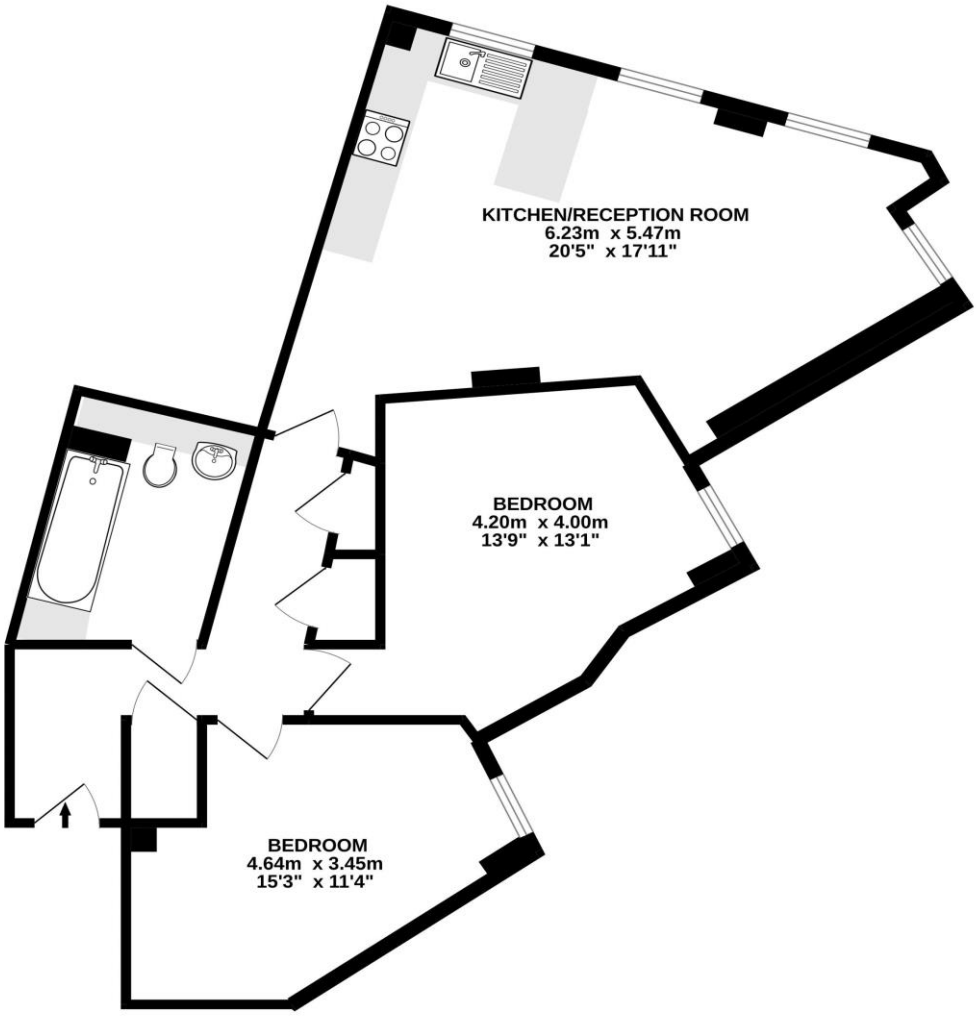


4 Cloister Court Church Street Walton-On-Thames Surrey KT12 2QS

£265,000







FIRST FLOOR
72.2 sq.m. (777 sq.ft.) approx.

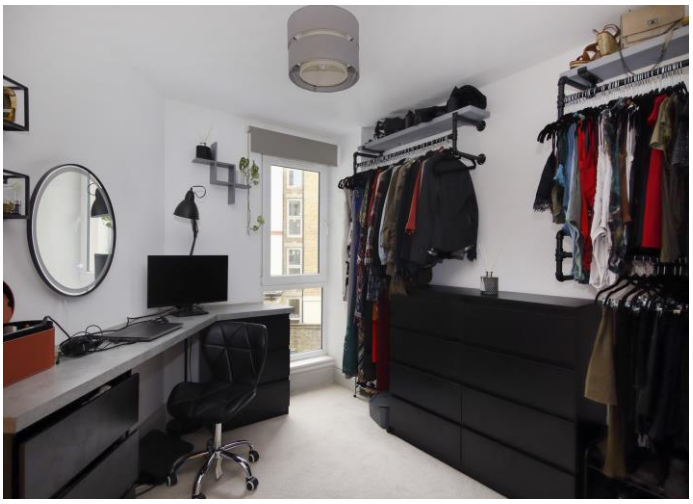
TOTAL FLOOR AREA : 72.2 sq.m. (777 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Steele Property Marketing Services
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Offered for sale with no onward chain, this bright and spacious two-double-bedroom apartment is ideally positioned for town-centre living. Tucked away on the first floor to the quiet rear of a well-maintained building, it sits just moments from the High Street, M&S Foodhall, and scenic walks along the River Thames. Inside, a generous entrance hall leads to two well-proportioned double bedrooms and a modern, full-size family bathroom. The heart of the home is the impressive open-plan kitchen and living area, flooded with natural light and ideal for both relaxing and entertaining. With an EPC Rating of B, the property is energy-efficient and cost-effective to run. Residents also benefit from a secure video/audio entry system, lift access to all floors, and well-kept communal areas. While there is no allocated parking with the apartment, its central location puts shops, cafés, and transport links right on your doorstep, with public car parks and season-ticket options available nearby.













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.