

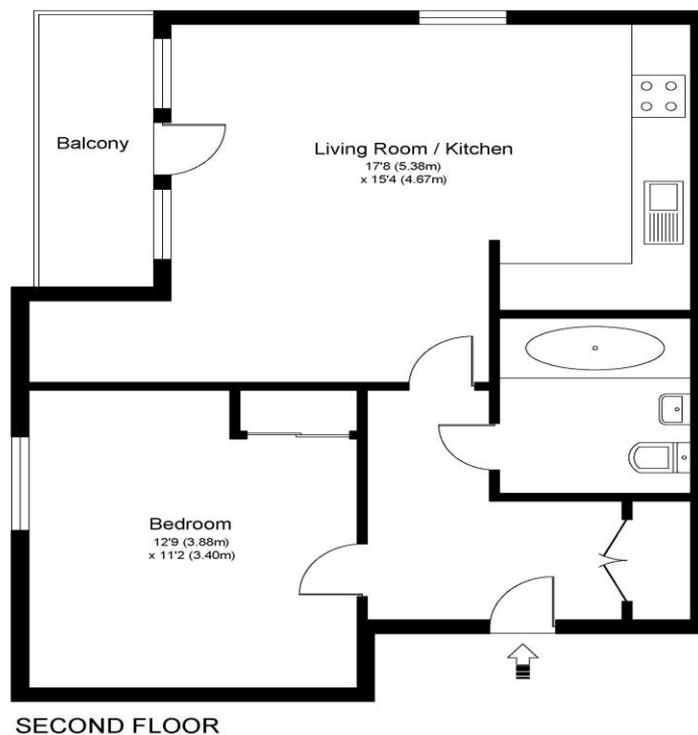


17 Watson House Leaping Birds Rise Walton-On-Thames Surrey KT12 1GP

£325,000



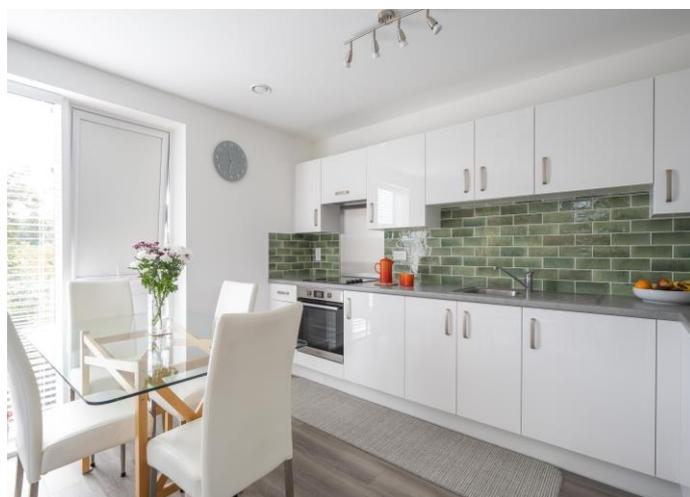
WATSON HOUSE KT12



Approximate Gross Internal Floor Area: 55 m sq / 593 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.

Available with no onward chain, this immaculate one-bedroom, third-floor apartment is situated in the highly sought-after Walton Court Gardens development. Combining modern aesthetics with practical efficiency, this home is an ideal choice for first-time buyers or savvy investors looking for a turn-key property. Internally, the apartment has been thoughtfully improved and meticulously maintained by the current owners. The heart of the home is the bright, open-plan kitchen and living space, which offers clearly defined zones for lounging, dining, and a dedicated home office area. The kitchen itself has been upgraded with designer splashback tiles, adding both aesthetic flair and practical benefit. This living space opens onto a sizeable balcony terrace that enjoys a pleasant outlook over the local green. The bedroom is a generous double featuring built-in wardrobes and blackout curtains, while the bathroom is modern and well-proportioned. Throughout the property, expansive windows ensure an abundance of natural light. Practical features include electric heating and a Megaflo Hot Water Cylinder with twin immersion. Efficiency and Management This home is designed to be exceptionally cost-effective. Residents benefit from an on-site gym with costs already included within the service charge. Reflecting the excellent management of the development, leaseholders recently received a service charge rebate, demonstrating that the block is run efficiently and under budget. With a Ground Rent of £0, an EPC Rating of C, and approximately five years remaining on the NHBC building guarantee, this is a secure and low-maintenance investment. Externally, the property includes an allocated parking space, a secure entry system, and lift access to the third floor. The location is perfectly positioned for commuters, being close to Walton Train Station with its fast service into London. It is also just a short walk from the Halfway Parade in Walton-on-Thames, offering convenient local amenities such as Tesco Express.



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.