

RICE+ROMAN



Edward Place

KT12 2FR

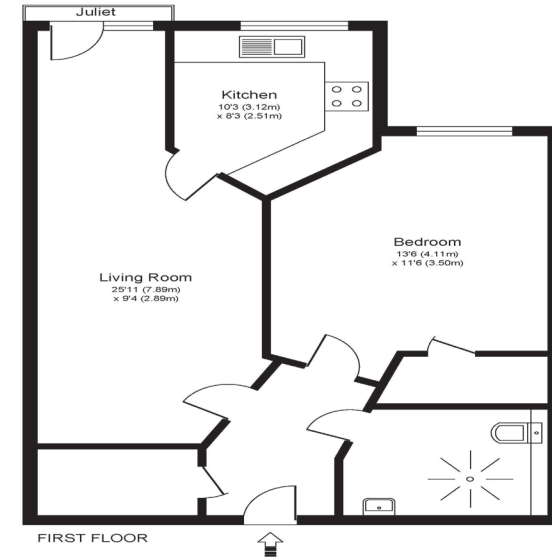




## Living Area

Edward Place, Churchfield Road, Walton On Thames

EDWARD PLACE, CHURCHFIELD ROAD, KT12



Approximate Gross Internal Floor Area: 54 m sq / 580 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.

- Exclusively For Those Aged 70+
- 1st Floor Apartment
- One Bedroom Apartment
- Lift Access
- Communal Lounge and Restaurant
- On-Site Management

**Price:** £280,000  
**Service Charge:** £11,974 PA  
**Ground Rent:** £435 PA  
**Other Charges:** N/A  
**Lease Length:** 992 years left  
**Tenure:** Leasehold

**EPC Rating:** B

For more information  
please contact:

Rice & Roman  
T: 01344 981246  
E: [info@riceandroman.co.uk](mailto:info@riceandroman.co.uk)  
Lynwood Village, SL50FJ  
[www.riceandroman.co.uk](http://www.riceandroman.co.uk)

**RICE +  
ROMAN**

Agents Notices - These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.