JAMES NEAVE
THE ESTATE AGENTS



Flat 5, 54 Bell Farm Way, Walton-on-Thames, Surrey, KT12 5EE

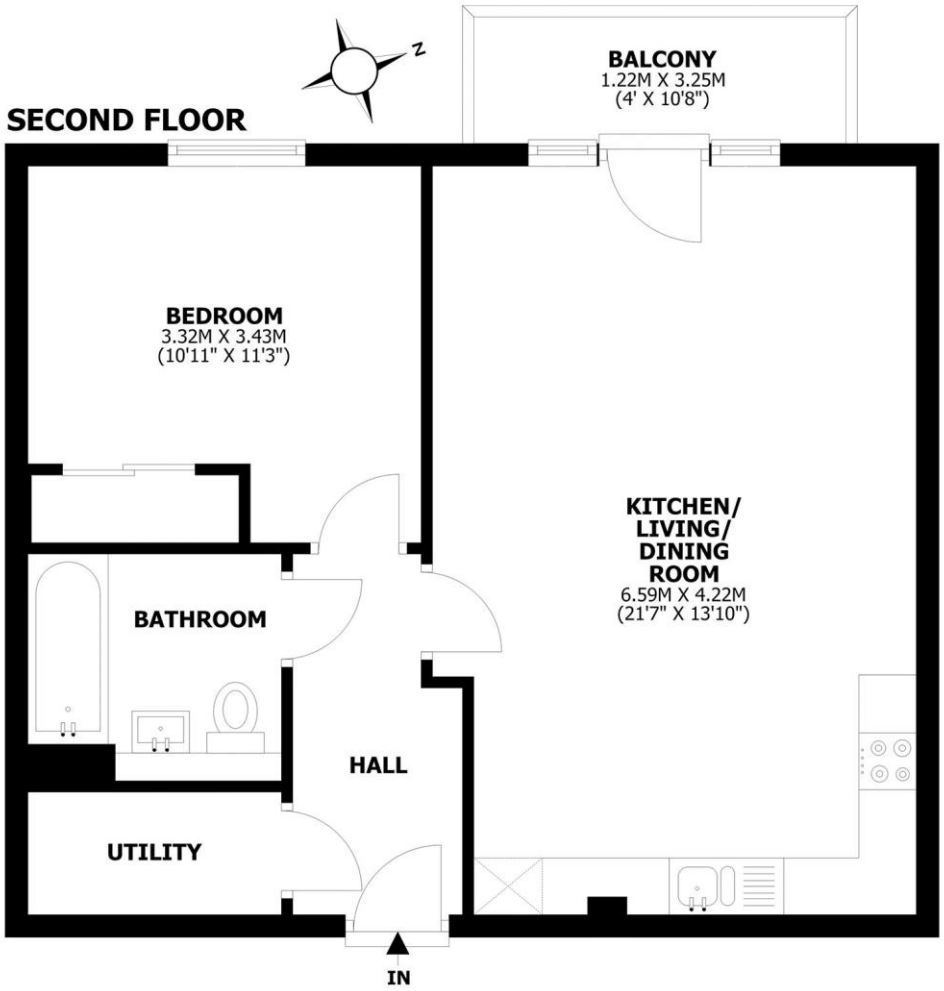
£285,000





Bell Farm Way, Walton-on-Thames, KT12

Total internal area: approx. 51.1 sq. metres (550.1 sq. feet)
Balcony: approx. 3.9 sq. metres (42.5 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

This attractive one-bedroom second-floor apartment offers well-planned accommodation within a modern development, making it an ideal choice for first-time buyers or those looking to downsize. Built just five years ago, the property still benefits from the remainder of its NHBC warranty and has been beautifully presented, with thoughtful furnishings and styling making excellent use of the available space. The open-plan living room and kitchen is a particularly appealing space, with plenty of room for both relaxing and dining, and doors leading out onto a private balcony. The kitchen is fitted with a good range of units and integrated appliances, combining practicality with a modern finish. The double bedroom is a good size and features fitted wardrobes, while the bathroom has a modern finish and includes a shower over the bath. There is also useful built-in storage within the entrance hallway. Further benefits include an allocated parking space, a secure entry system and well-maintained communal areas. The development is quietly positioned yet conveniently placed for Hersham Village and The Halfway shopping parade, both offering a range of local shops and amenities. Walton-on-Thames and Hersham mainline stations are also within walking distance, providing convenient connections for commuters. 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.