

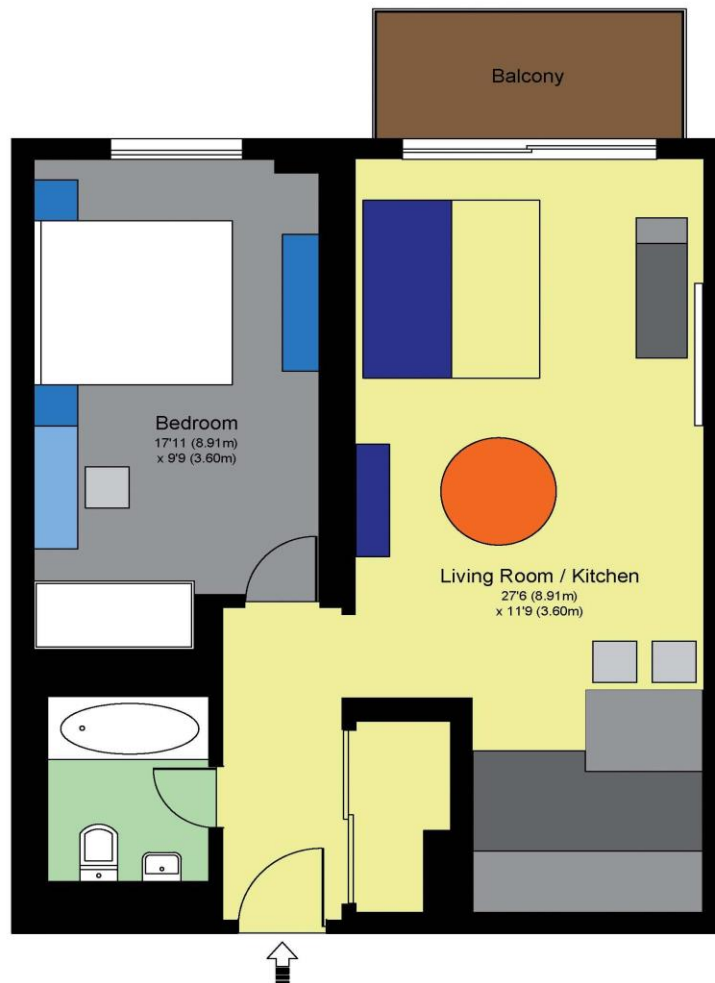


204 The Heart, Walton-on-Thames, Surrey, KT12 1GB

£220,000



THE HEART, KT12



Approximate Gross Internal Floor Area: 53 m sq / 570 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.

Offered with no onward chain, and presented in excellent condition throughout, is this one-bedroom apartment which is in the popular 'Heart' development which provides an incredibly convenient lifestyle choice. The apartment has been well maintained and benefits from several upgrades done by the owner over the years. The living room and kitchen are open plan with a breakfast bar separation, and it has a light wood flooring that runs through. The kitchen has integrated appliances which include a fridge, freezer, and dishwasher. The living area has space for both lounge and dining areas, and there is a south facing balcony off this room. The bedroom is a large double and has a floor to ceiling window, triple fitted wardrobe and is carpeted. The bathroom is spacious with a luxury feel and has a shower over bath. There are two hallway cupboards for both storage and houses the washing machine. The apartment is situated on the 2nd floor of this modern development which was built in 2007. Being south facing it's extremely light and airy throughout which adds to the fantastic feel of the property. There are loads of benefits at The Heart which include parking for one car, a concierge service, 24-hour security, communal gardens, a secure video entry system and lifts to all floors. Superbly located in town with a range of shops, restaurants, coffee shops, plus Pure Gym next door. The River Thames is a close walk with its pretty towpath walks and riverside pubs, and Walton mainline station is just under a mile away. 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.