



**33 Roydon Court, Mayfield Road, Walton-on-Thames, Surrey, KT12 5HZ**

**Offers Over £260,000**

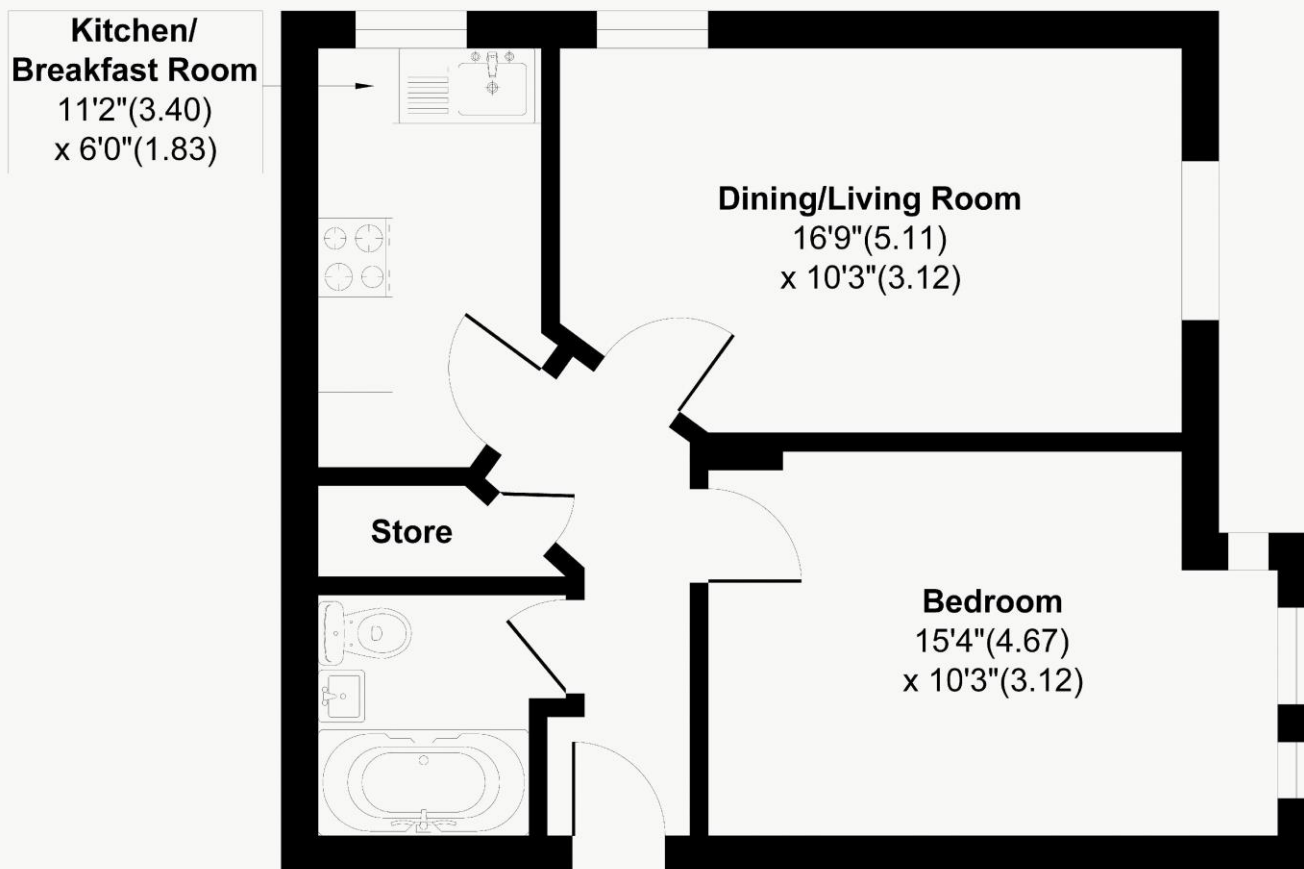




## Roydon Court, Mayfield Road, Walton-on-Thames, KT12

Approximate Area = 507 sq ft / 47.0 sq m

For Identification Only - Not to scale



### Ground Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



Situated within an immaculately maintained development, this beautifully presented one-bedroom ground floor flat offers bright, spacious accommodation in a highly convenient location. The property benefits from a secure entry system, allocated parking, visitor parking, and a long lease, making it an excellent choice for first-time buyers, downsizers, or investors. Internally, the flat is presented in excellent condition throughout. The dual-aspect living room is flooded with natural light, creating a bright and welcoming living space. A separate modern kitchen features a recently fitted boiler, while the bathroom offers a white suite with a shower over the bath. The double bedroom includes fitted wardrobes, and a large storage cupboard provides excellent additional storage in the hallway. Further benefits include gas central heating and modern double glazing throughout. Ideally located just moments from Walton-on-Thames railway station, the property offers direct trains to London Waterloo in under 30 minutes, making it perfect for commuters. It is also conveniently positioned between Walton High Street and Hersham Village, with The Halfway shops and amenities, including Tesco Express, just a short walk away. A beautifully presented home in a superb location, offering an outstanding opportunity to enjoy modern, low-maintenance living. 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.