



12 Waterton Gardens, Walton - WF2 6UH

£249,950 Leasehold

Holroyd Miller have pleasure in offering for sale this purpose build modern ground floor apartment situated on this popular and sought after over 55's development. Located within easy reach of Walton village and its amenities. The development has been purposely built around a community hub which hosts events and creates a warm and welcoming community.

Communal Reception Hallway

With intercom system leads to...

Private Reception Hallway

With LVT flooring, light oak internal doors, airing/cylinder cupboard provides excellent storage, electric heater.

Cloakroom

Having wash hand basin, low flush w/c, chrome heated towel rail.

Bedroom Two

8' 8" x 10' 10" (2.63m x 3.30m)

With double glazed window, central heating radiator.

Combined Shower Room

Having large walk-in shower, wash hand basin and low flush w/c, chrome heated towel rail, downlighting to the ceiling, having a "Jack and Jill" arrangement with the master value.

Master Bedroom

16' 11" x 9' 0" (5.16m x 2.75m)

Having fitted mirrored wardrobes, electric heater, double glazed window, access to house shower room.

Dining Area

10' 8" x 7' 2" (3.26m x 2.19m)

With French doors leading onto the covered patio area and opening to...

Open Plan Living and Kitchen Area

23' 4" x 10' 9" (7.12m x 3.27m)

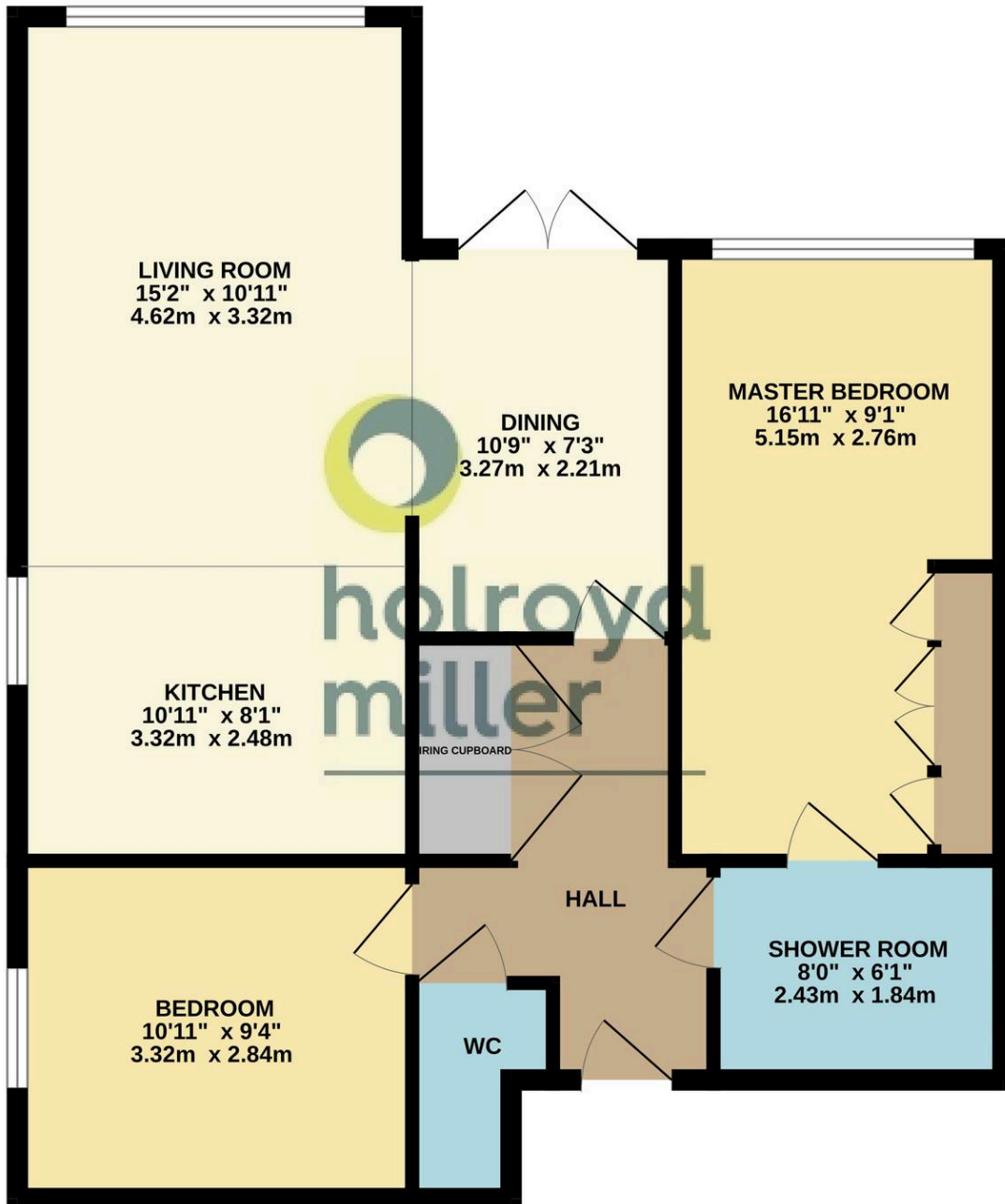
A light and airy space with double glazed window overlooking the garden areas, electric heater. Kitchen Area, comprehensively well fitted with a range of high gloss white fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in double oven, hob with extractor hood over, integrated dishwasher, fridge and freezer, washer dryer.

Outside

As mentioned, covered paved patio area and adjacent garden area, allocated parking space for one vehicle together with visitor parking. The property is on a long term lease of 999 years from 2022. Service Charge of £180.00 Per month which is reviewed every 12months



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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