

**JAMES NEAVE**  
THE ESTATE AGENTS



**76 Wellington Close, Walton-on-Thames, Surrey, KT12 1BB**

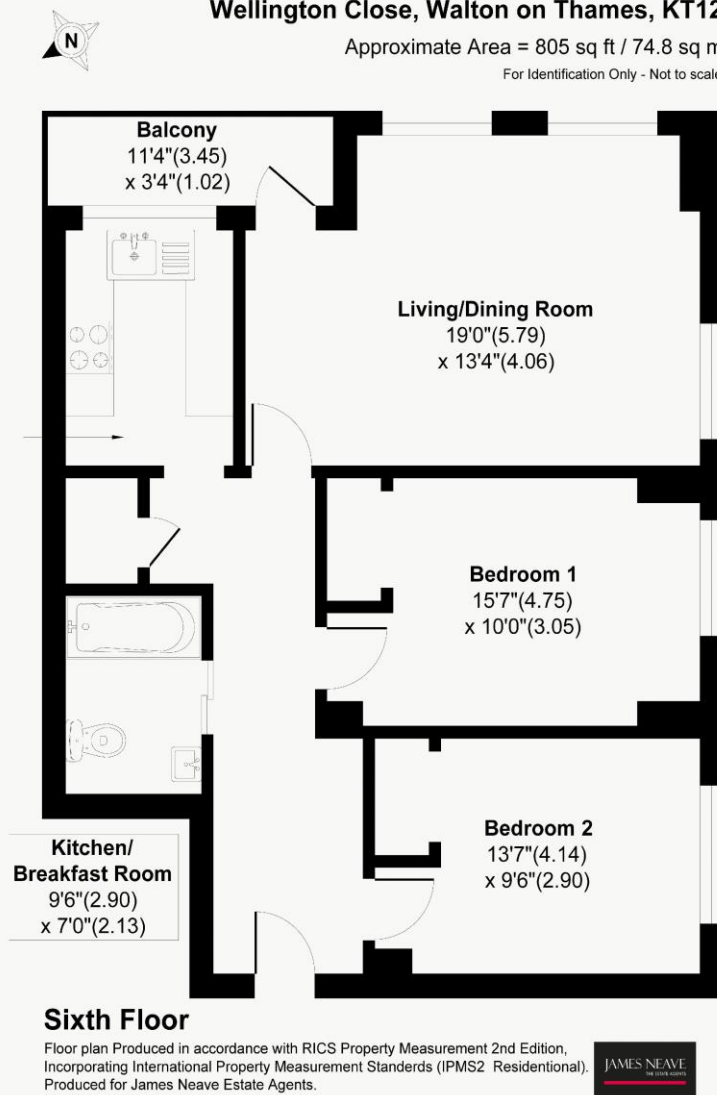
**£320,000**



## Wellington Close, Walton on Thames, KT12

Approximate Area = 805 sq ft / 74.8 sq m

For Identification Only - Not to scale



Occupying a fantastic town centre location, this exceptionally well-presented two-bedroom apartment sits on the sixth floor of Wellington Close, offering bright, modern, and spacious living right in the heart of Walton-on-Thames. One of the standout features of this property is its elevated position, which allows an abundance of natural light to flood through the large windows, creating an incredibly uplifting and airy atmosphere throughout the home. The layout is practical and generously proportioned, featuring a spacious separate lounge that serves as an ideal space for relaxation or entertaining, alongside a modern separate kitchen.

Both bedrooms are comfortable doubles and come equipped with practical built-in wardrobes, offering excellent storage without compromising on floor space. The living space is further enhanced by a sleek, modern bathroom and a private balcony, which provides a lovely outdoor spot to enjoy the elevated views. The block is well-maintained and includes the convenience of lift access straight to your floor, secure residents parking, modern double glazing, and efficient gas central heating. Location-wise, the property is perfectly positioned for those who want everything on their doorstep. You are just moments away from the vibrant High Street amenities, choice of restaurants, and the Heart shopping centre, while the scenic walks along the River Thames are easily accessible for weekend strolls. Offered with an impressively long leasehold of over 900 years, this property represents a fantastic opportunity for first-time buyers, downsizers, or investors looking for a turn-key home in a highly desirable town centre location. 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.