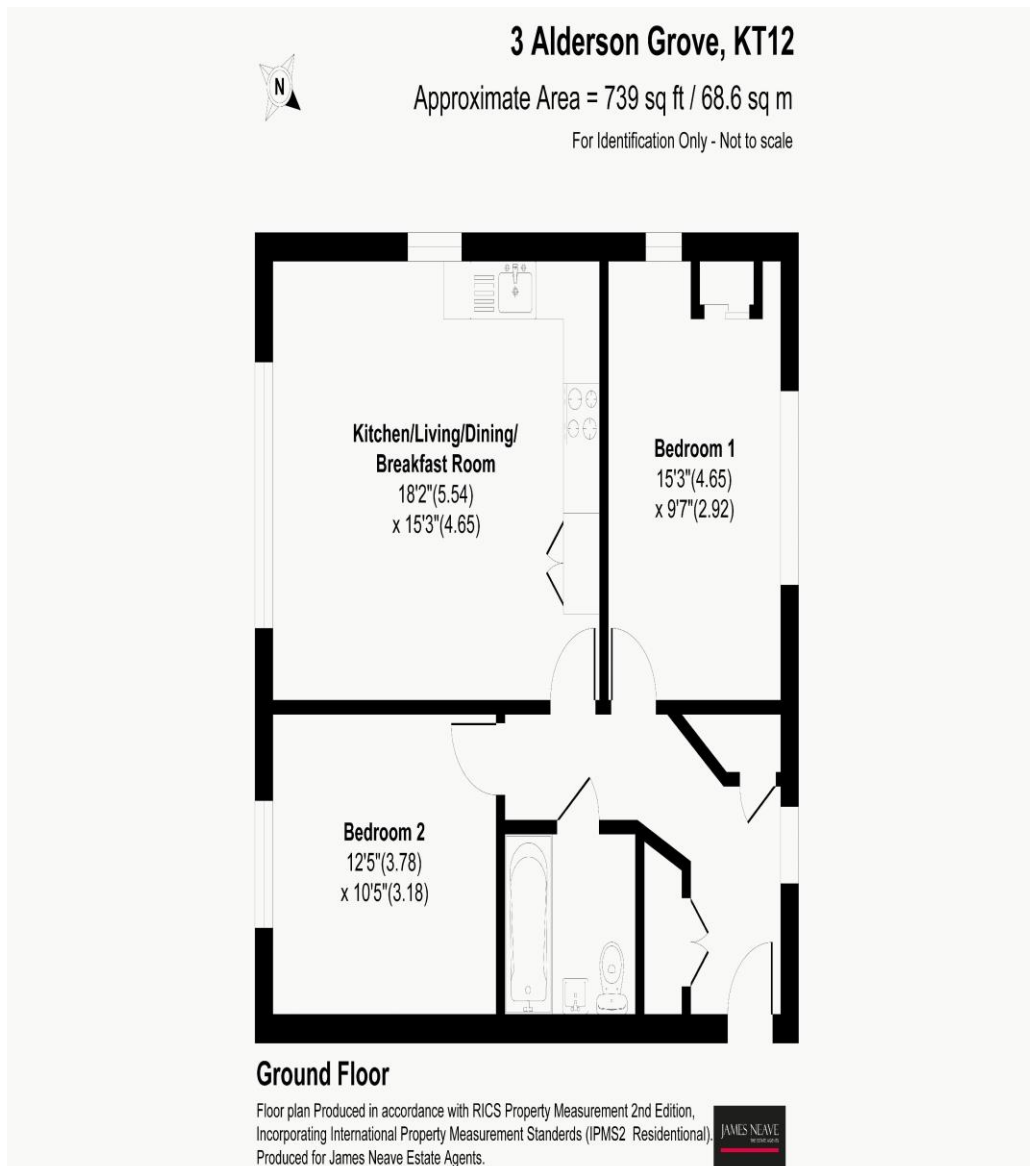




Flat 3, Block 3 Alderson Grove Walton-On-Thames Surrey KT12 5EG

£365,000





This well-presented two-bedroom ground floor apartment offers a fantastic opportunity for both traditional buyers and those looking to step onto the property market via a flexible shared ownership scheme. Just a few years old and meticulously maintained, the home forms part of a smart, highly regarded modern housing development in Hersham, Walton-on-Thames. Positioned ideally at the end of the block, the apartment benefits from a unique dual-aspect layout with additional windows, providing the entire space with an abundance of natural light alongside its bright, south-facing frontage. The heart of the home is a vibrant, open-plan living and kitchen room that provides a seamless flow for both daily relaxing and entertaining. The accommodation further consists of two well-proportioned double bedrooms, with the principal bedroom enjoying the added convenience of built-in wardrobes. Exceptional energy efficiency is a standout feature, boasting an impressive EPC Rating B, gas central heating, an air filtration system, and double glazing throughout to ensure low running costs and year-round comfort. Externally, the property is incredibly well-serviced with an allocated parking space, visitor parking, on-site EV charging points, and secure communal bike sheds. Holding a long leasehold with around 117 years remaining, the property is available to purchase as a 100% outright share, or via shared ownership starting at a minimum 35% share for £127,750.



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.