

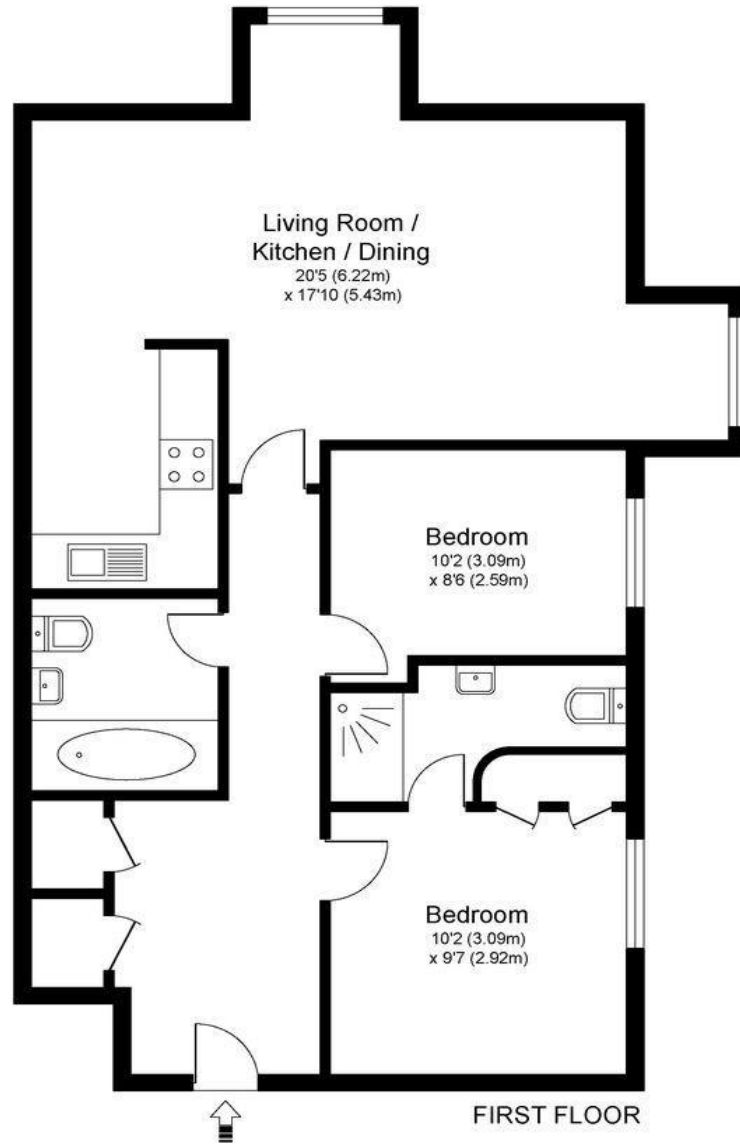


14 St Clements House, 33-45 Church Street, Walton-on-Thames, Surrey, KT12 2QN

£340,000



CLEMENTS HOUSE, 33-45 CHURCH, KT12



Approximate Gross Internal Floor Area: 68 m sq / 735 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.

A well-presented two-bedroom first floor apartment set within the modern development of St Clements House, offering generous and practical living space in the heart of Walton town centre. The property comprises two bathrooms, including a recently refurbished en-suite to the principal bedroom. The main bedroom also benefits from fitted wardrobe space, while the second bedroom is well suited as a guest room, study, or combination space. The living room is notably spacious, with dual box bay windows providing excellent natural light. It comfortably accommodates separate areas for seating, dining, and home working, making it a highly adaptable main living space. A separate fitted kitchen sits just off the living room, providing a practical layout that keeps cooking space distinct while remaining conveniently positioned. Additional features include an allocated off-street parking space, secure entry system, lift access to all floors, and well-maintained communal areas throughout the development. The property is ideally located within walking distance of a wide range of amenities including M&S, Sainsbury's, Next, cafés, restaurants, and the Everyman cinema. The River Thames is also close by, offering scenic towpath walks and riverside pubs. Transport links are excellent, with easy access to rail, bus routes, major road networks, and airports. 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.