

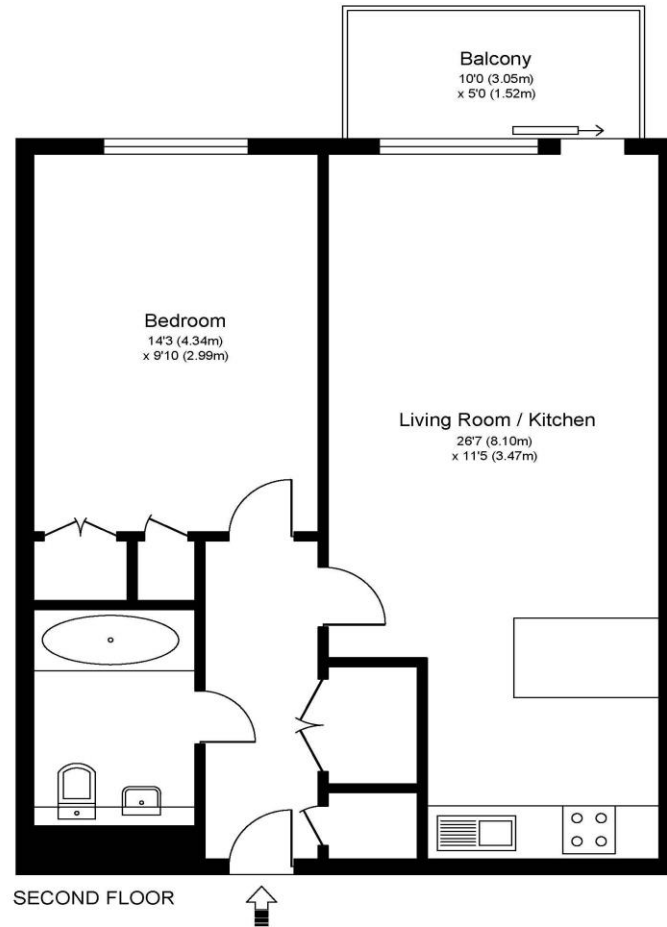


213 The Heart, Walton-on-Thames, Surrey, KT12 1GB

£225,000



THE HEART, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 51 m sq / 551 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 beautifully presented one-bedroom apartment situated within the highly sought-after The Heart development, thoughtfully improved and impeccably maintained by the current owner.

Positioned on the second floor, the property further benefits from a private west-facing balcony, ideal for enjoying the afternoon and evening sun. Internally, the apartment offers a generously proportioned open-plan living space with ample room for relaxing, dining, and working from home. The contemporary fully fitted kitchen is neatly separated by a stylish breakfast bar, creating a sociable and practical layout. The living area opens directly onto the balcony, which features newly installed composite decking for a modern finish. The spacious double bedroom benefits from floor-to-ceiling windows, allowing for excellent natural light, alongside fitted wardrobes providing excellent storage. The bathroom is finished to a high standard with a modern white suite and shower over bath, creating a luxurious feel. Additional features include a utility cupboard and separate storage cupboard in the hallway, quality light grey carpeting throughout, recently replaced boiler, and modern LED lighting. The Heart remains one of the area's most popular developments thanks to its prime central location, with a wide selection of shops, cafés, and restaurants on the doorstep. Walton mainline station and the picturesque River Thames towpath are both easily accessible. Residents also enjoy lifts to all floors, concierge service, 24-hour security, communal gardens, secure entry system, and underground parking. Early viewings are highly recommended to fully appreciate this exceptional apartment. 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.