

**JAMES NEAVE**  
THE ESTATE AGENTS

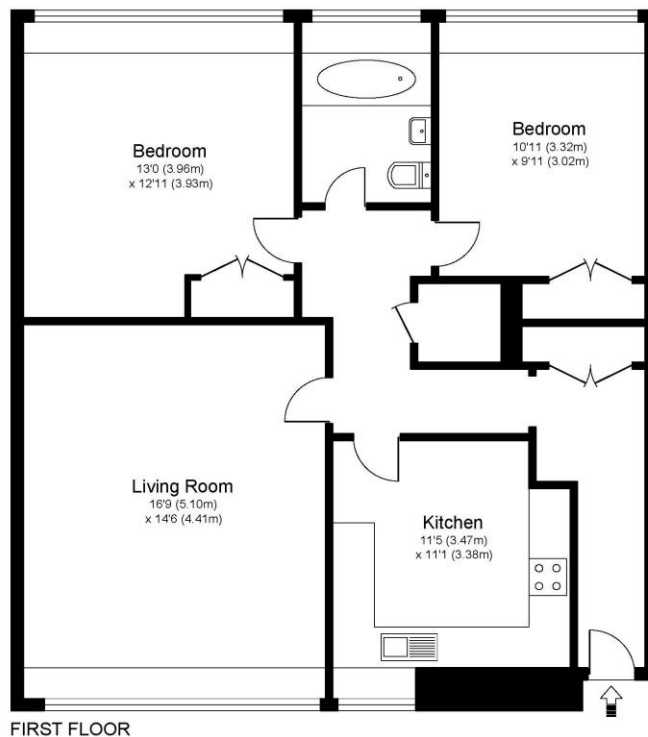


**51 Wellington Close, Walton-On-Thames, Surrey, KT12 1BA**

**£330,000**



WELLINGTON CLOSE, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 83 m sq / 895 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 and generously proportioned two-bedroom flat, ideally positioned within the popular Wellington Close development, set in the desirable spur block and offering bright, well-balanced accommodation throughout. The property benefits from large windows, allowing for an abundance of natural light, and features a spacious living room with clearly defined sitting and dining areas. A separate kitchen provides ample storage and workspace, with room for a breakfast table, making it both practical and versatile. Both bedrooms are comfortable doubles and include fitted wardrobes, whilst the modern bathroom is fitted with a white suite and shower over bath. Further features include a mix of attractive parquet and contemporary wooden flooring, along with a useful hallway storage cupboard. Externally, residents benefit from a secure entry system, well-maintained communal green spaces, and residents' parking with a visitor permit scheme. The property is also offered with a long lease in excess of 900 years. Ideally located within Walton town centre, the flat is moments from a wide range of shops, restaurants, and leisure facilities including The Heart Shopping Centre, Everyman Cinema, and Xcel Leisure Complex. The River Thames is also close by, offering scenic towpath walks and popular riverside pubs. Offered for sale with no onward chain, the property would make an ideal first-time purchase or investment opportunity, with the option to acquire with a tenant in situ. 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.