

**JAMES NEAVE**  
THE ESTATE AGENTS



**134 The Heart, Walton-On-Thames, Surrey, KT12 1GA**

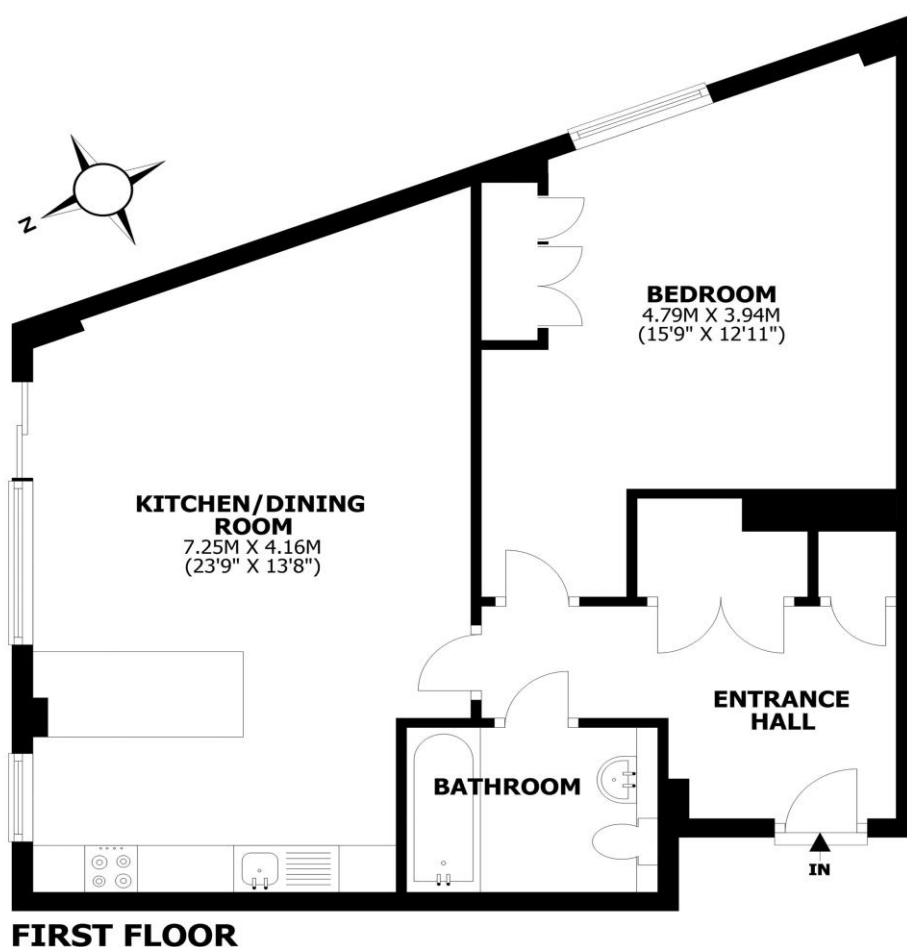
**£279,950**





## The Heart, Walton-on-Thames, KT12

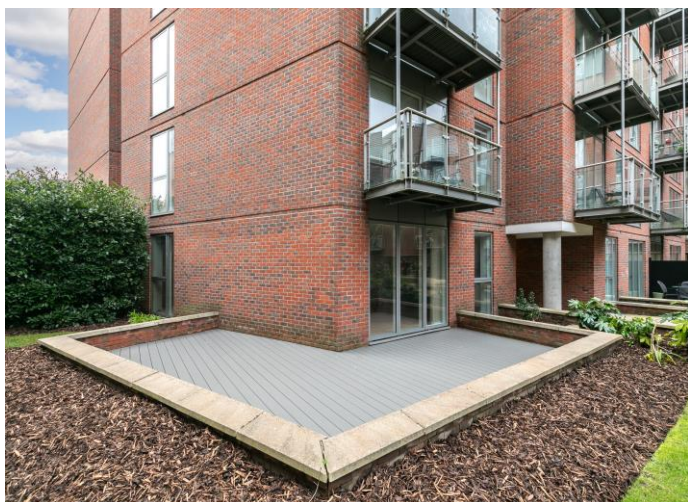
Total area: approx. 59.9 sq. metres (644.7 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

For sale with no onward chain, this larger-than-average one-bedroom ground-floor flat is situated within the sought-after 'Heart' development. The property features a spacious private terrace, perfect for outdoor relaxation. Ideally located, the development is within walking distance to Walton's town centre, offering a variety of shops, restaurants, and the Everyman cinema. Both the River Thames and Walton mainline station are also nearby, making it a great choice for those looking for easy access to transport links. Inside, the flat has just been redecorated throughout and boasts generous room sizes, including an open plan living and kitchen area, a large double bedroom with built-in wardrobes, and a luxurious bathroom with a shower over the bath. The property also benefits from a spacious hallway with additional storage space. The terrace, recently updated with new composite decking, offers a lovely outdoor space to enjoy in warmer months. There is double glazed windows and the boiler has been serviced. The Heart development provides a range of amenities, including a concierge service, underground parking, lifts to all floors, communal gardens, and 24-hour security. With its combination of comfort, convenience, and modern living, this flat is an excellent option for various buyers. 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.