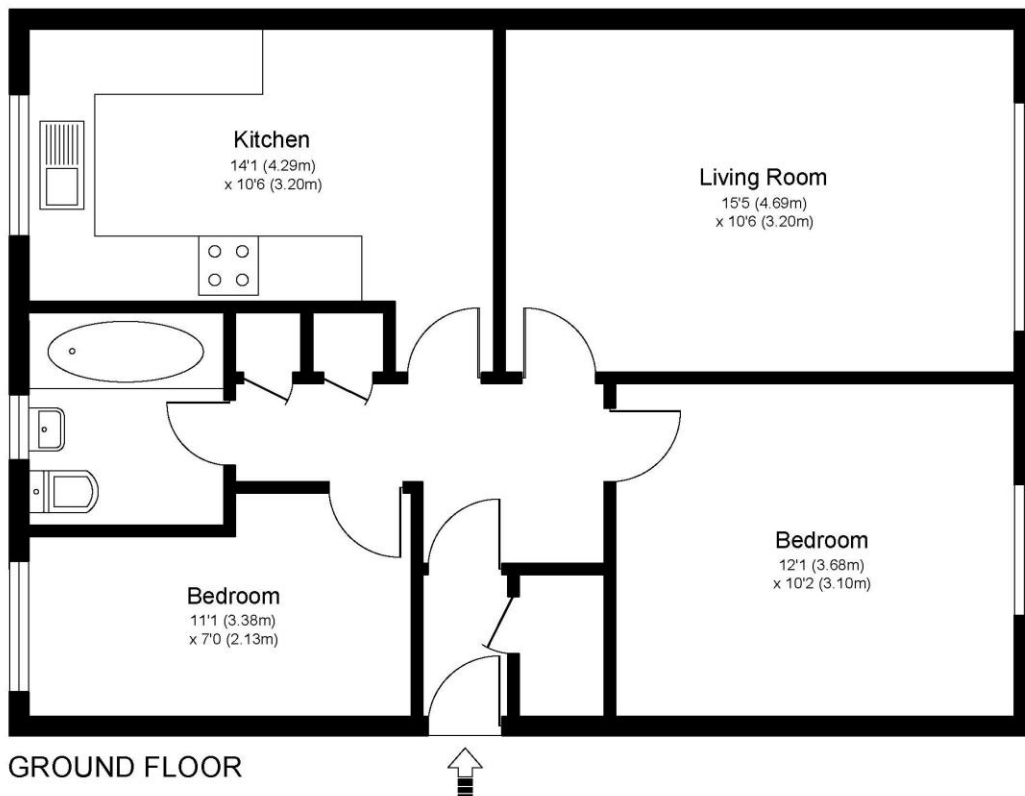




**11 Newark Court, Walton-on-Thames, Surrey, KT12 3NX**

**£270,000**





Approximate Gross Internal Floor Area: 58 m sq / 626 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-proportioned two-bedroom ground floor flat, ideally positioned in a quiet cul-de-sac close to Hersham station, local schools and the High Street. The accommodation comprises a spacious front lounge, rear kitchen/breakfast room, two good-sized bedrooms and a white bathroom suite with shower over bath. Further benefits include gas central heating, double glazing, secure entry system, residents' parking and useful internal and external storage cupboards. Outside, the private rear garden has been designed for low maintenance with astro turf and a patio area. Conveniently located with a local convenience store and parkland just moments away, this property represents an excellent opportunity for first-time 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.