

**JAMES NEAVE**  
THE ESTATE AGENTS



**Flat 2 William Court, 65 Bell Farm Way, Walton-On-Thames, Surrey, KT12 5BQ**

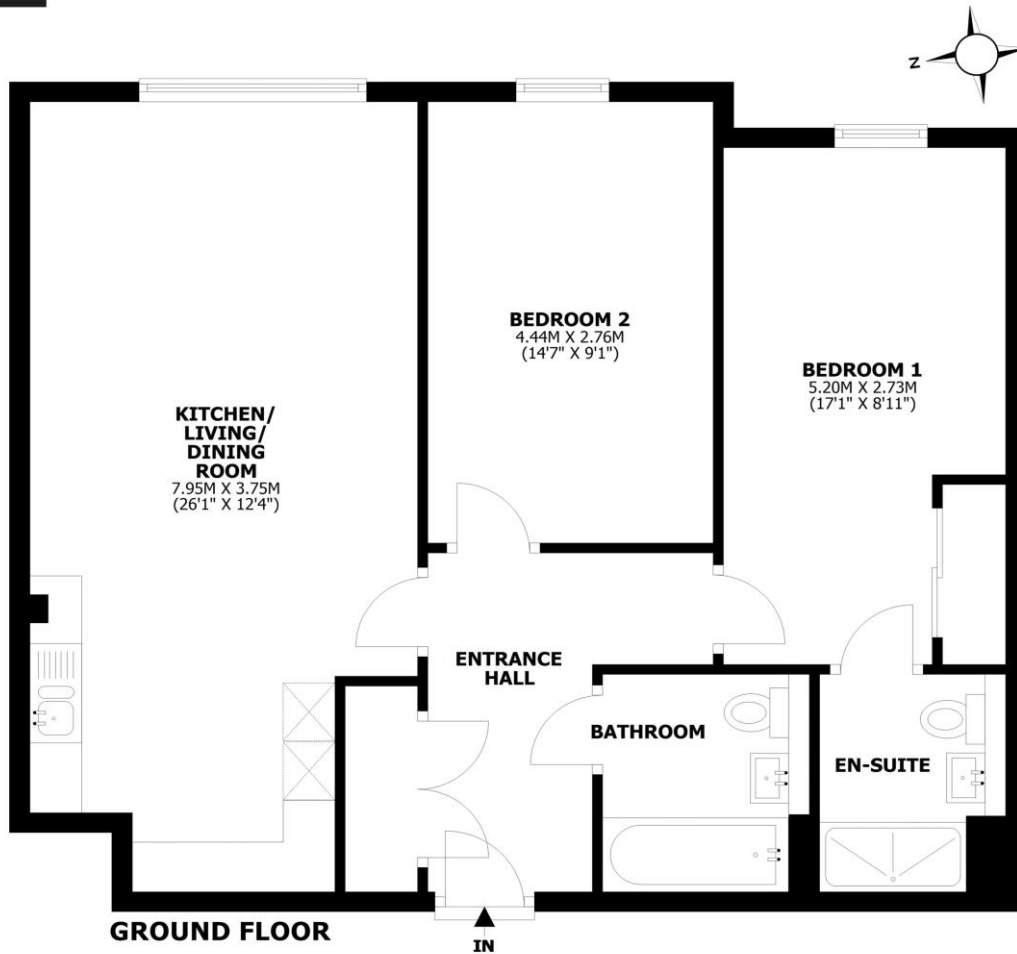
**£399,950**





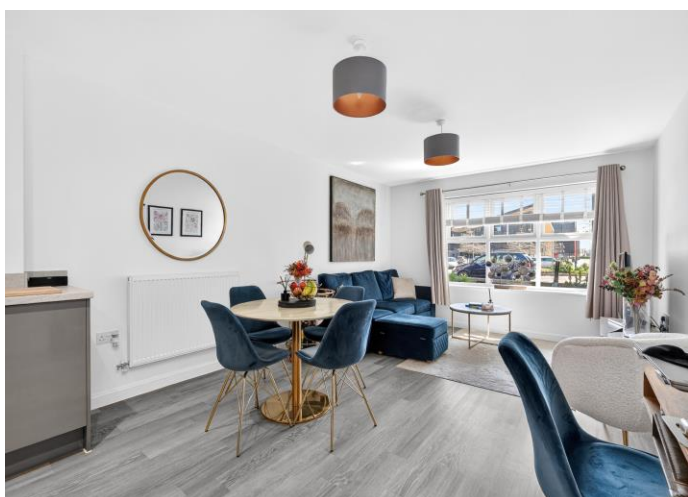
## Bell Farm Way, Walton-on-Thames, KT12

Total area: approx. 73.0 sq. metres (785.5 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.

A beautifully presented ground floor apartment, forming part of the highly regarded Elizabeth Park development, constructed by Bewley Homes. This former show home offers well-balanced accommodation with a high-quality finish throughout, ideally suited to first-time buyers, downsizers, or investors alike. The property provides two excellent double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. A separate, well-appointed family bathroom serves the second bedroom. The main living space is a particular feature, arranged as a generous open-plan sitting/dining room leading into a modern fitted kitchen, complete with integrated appliances and finished in a sleek, high-gloss design. The layout offers clearly defined living and dining areas, ideal for both everyday living and entertaining. Further benefits include a useful utility/storage cupboard, gas central heating, and double glazing throughout. Externally, the development is well maintained and offers a secure entry system, residents' bike storage, and allocated parking, with the added advantage of EV charging provision. The location is both peaceful and convenient, with Three Rivers Academy nearby, along with a range of local amenities in Hersham village including Waitrose, Lidl and Costa Coffee. Walton mainline station is also within easy reach, providing direct services to London Waterloo. Offered with the remainder of the NHBC warranty, a long lease, and reasonable service charges, this is an excellent opportunity to acquire a modern home in a sought-after residential setting. EPC Rating B.



**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.