



**Flat 8, 61 Bell Farm Way, Walton-on-Thames, Surrey, KT12 5BQ**

**Shared Ownership £120,000 for 40%**





## Bell Farm Way, Hersham, KT12

Approximate Area = 619 sq ft / 57.5 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for James Neave Estate Agents.



A shared ownership opportunity. This beautifully presented top-floor apartment offers larger-than-average accommodation and is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Built just five years ago and benefiting from the remainder of its NHBC warranty, the property is ready to move straight into and is offered with no onward chain. The spacious open-plan living area provides ample room for relaxing, dining, and working from home, with direct access to a private balcony. The contemporary fitted kitchen is well-equipped with a range of built-in appliances, creating a stylish and practical living space. The generous double bedroom features fitted wardrobes, while the modern bathroom includes a shower over the bath and the added benefit of a window for natural light and ventilation. Further storage is provided by two hallway cupboards, one of which is particularly spacious. Additional features include a secure entry system, an allocated parking space, and a well-maintained communal environment. Situated within a quiet and modern development, the property enjoys a convenient location close to Hersham Village, The Halfway shopping parade, and a range of local amenities. Walton-on-Thames and Hersham mainline station are both within walking distance, offering excellent transport links for commuters.

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.