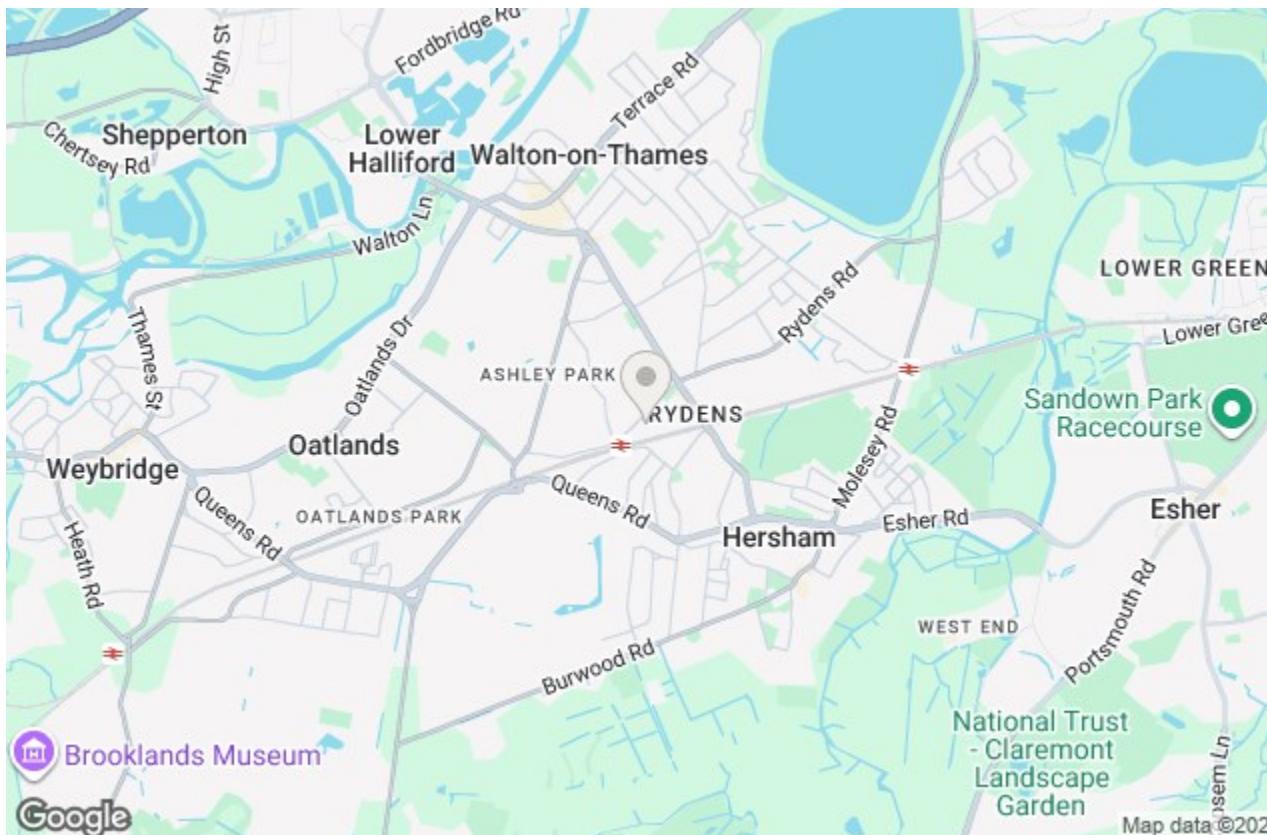


Spitfire Chase, Station Avenue, Walton on Thames, Surrey, KT12 1FX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £425,000 Leasehold

We are delighted to offer this beautifully presented first-floor apartment on Spitfire Chase offering a perfect blend of modern living and convenience. Built Circa 2021, with approx 6 years remaining on the NHBC warranty, this nearly new property boasts two well-appointed bedrooms and two stylish bathrooms (one en-suite), making it an ideal choice for professionals, couples, or small families seeking a comfortable and contemporary home.

As you enter the apartment, you are greeted by a spacious reception hall leading to the open plan living room and modern fitted kitchen that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout.

One of the standout features of this property is the inclusion of a residents' gym, with membership covered within the service charges. This amenity allows you to maintain an active lifestyle without having to leave the comfort of your home. Additionally, the apartment comes with secure underground parking for one vehicle, a valuable asset in this desirable location.

Situated just a short walk from Walton on Thames mainline station, commuting to London and other nearby areas is both easy and convenient. The surrounding area offers a variety of local shops, cafes, and parks,

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- FIRST FLOOR APARTMENT
- SECURE UNDER GROUND ALLOCATED PARKING
- TWO BATHROOMS
- PRIVATE BALCONY FROM THE OPEN PLAN LIVING ROOM
- COMMUNAL GARDENS

- RESIDENTS GYMNASIUM ON SITE
- TWO GOOD SIZE BEDROOMS
- LUXURY APARTMENTS JUST A SHORT WALK TO WALTON ON THAMES MAINLINE STATION
- LIFT SERVICE AND SECURITY ENTRY PHONE SYSTEM
- 996 YEARS REMAINING ON LEASE