JAMES NEAVE
THE ESTATE AGENTS

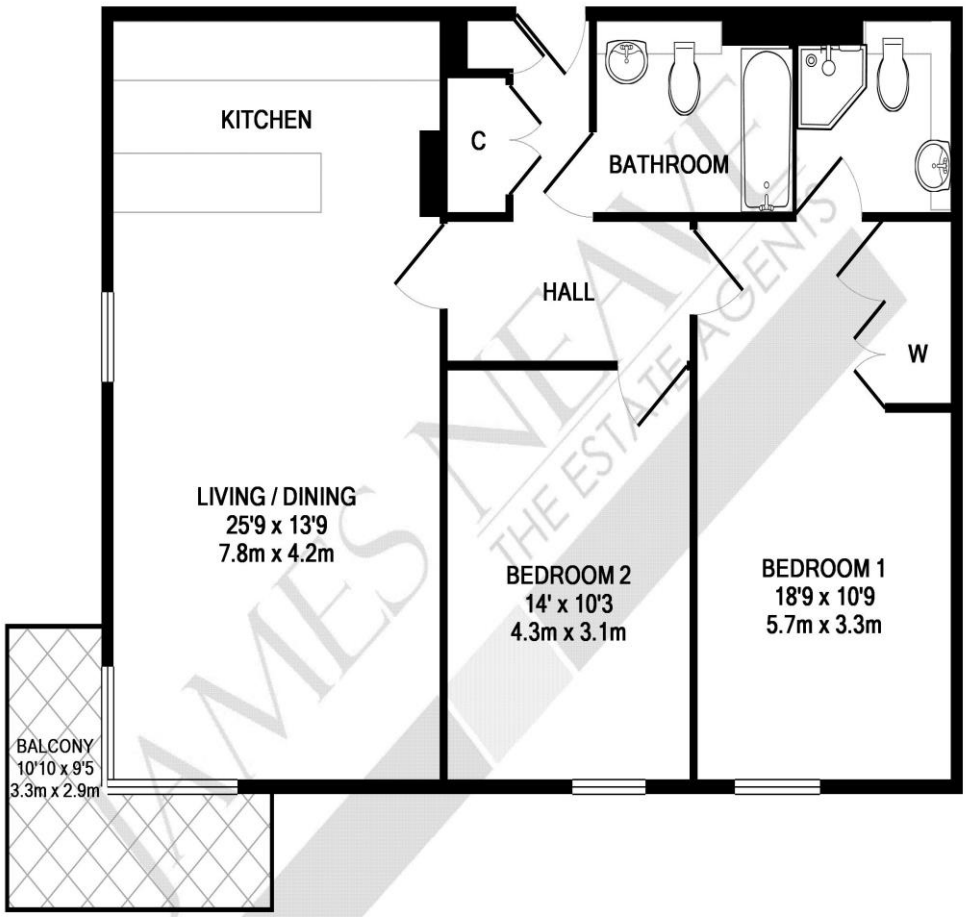


211 The Heart Walton-On-Thames Surrey KT12 1GB

£350,000







TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Offered for sale with no onward chain, this modern two-bedroom apartment occupies a prime corner position within The Heart development in Walton-on-Thames. Thanks to its corner aspect, the property benefits from larger-than-average floor space and dual-aspect natural light. The accommodation comprises a bright, open-plan kitchen and living area that opens directly onto a private corner balcony, two double bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room, and a separate modern family bathroom. Residents enjoy access to a concierge service, 24-hour on-site security, and an allocated space in the secure underground car park. Situated right in the town centre, you have immediate access to shops, cafés, and restaurants, with the River Thames towpath and Walton mainline station both within easy reach. 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.