

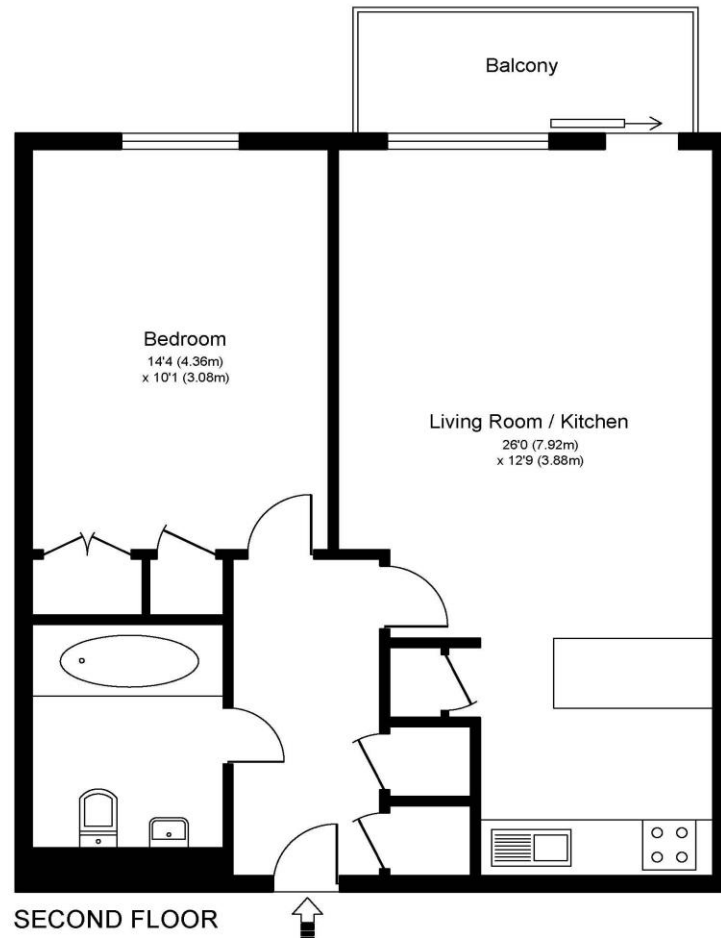


273 The Heart, Walton-On-Thames, Surrey, KT12 1GB

£225,000



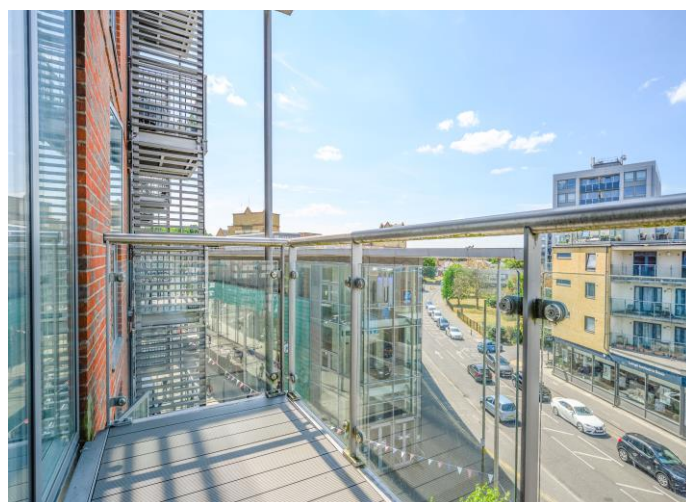
THE HEARTS, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 54 m sq / 580 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 beautifully presented one-bedroom apartment set within the highly sought-after Heart development, ideally located in the centre of town. Situated on the second floor, the property enjoys an abundance of natural light and a pleasant outlook. It also features a balcony with space for a small table and chairs - perfect for relaxing of an evening. The spacious living room is open plan to a modern kitchen, cleverly separated by a breakfast bar, making it ideal for both everyday living and entertaining. The kitchen offers ample cupboard space, along with additional shelving above the washing machine for extra storage. The bedroom is a generous double, complete with built-in wardrobes. The bathroom is finished to a high standard, featuring a contemporary suite with a shower over the bath. Further benefits include additional hallway storage with fitted shelving, a secure entry system, lift access, and underground parking. The development is exceptionally popular, thanks to its prime location surrounded by shops, restaurants, and local amenities. The River Thames is within easy walking distance, offering a selection of charming riverside pubs and scenic walks. Walton-on-Thames train station is approximately one mile away, providing fast and direct services into London Waterloo. 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.