

JAMES NEAVE
THE ESTATE AGENTS



345 The Heart Walton-on-Thames Surrey KT12 1GD

Offers Over £200,000



THE HEART, KT12



Approximate Gross Internal Floor Area: 51 m sq / 545 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.

For sale with no onward chain, this well presented, recently redecorated one-double bedroom apartment offers an exceptional opportunity within the highly sought-after Heart of Walton Development. Situated on the third floor, this well-maintained apartment feels fresh and modern throughout. The bright living room provides direct access to your own private balcony, offering tranquil views over the communal gardens – perfect for enjoying your morning coffee or unwinding in the evening. The spacious double bedroom benefits from built-in wardrobes, providing ample storage. Residents of the Heart of Walton enjoy a host of premium benefits, including gated underground parking for one car, 24-hour on-site security, and a dedicated concierge service. The development boasts direct access to Walton-on-Thames town centre, putting a vast array of amenities right on your doorstep. Explore the popular shopping centre, diverse restaurants, and charming coffee shops just moments away. For commuters, Walton-on-Thames Mainline train station is approximately a mile away, offering direct lines to London Waterloo. 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.