

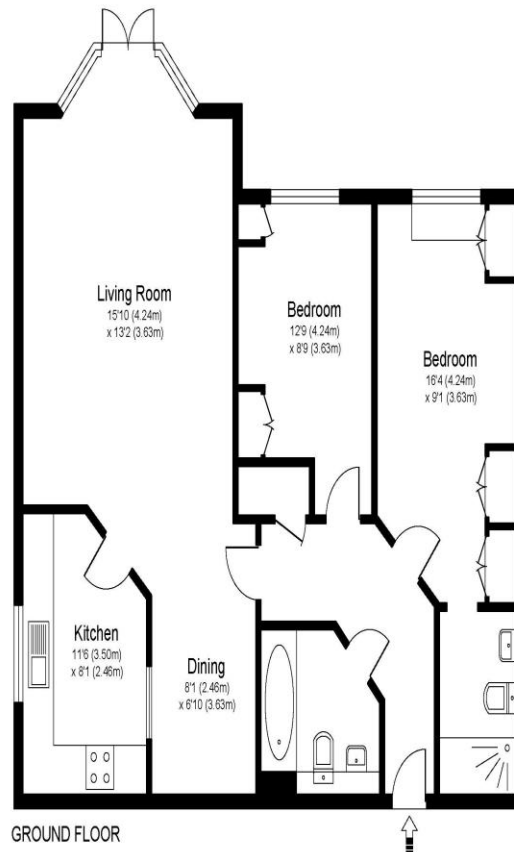


**1 Ashley Place Ashley Road Walton-On-Thames Surrey KT12 1JF**

**£350,000**



# ASHLEY PLACE, KT12



Approximate Gross Internal Floor Area: 79 m sq / 845 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 - a well presented, two-double-bedroom ground floor apartment set within a small, exclusive town centre block in the sought-after Ashley area of Walton-on-Thames. This well-proportioned home offers a lovely feel throughout with a great amount of living space. Key features include a separate kitchen, a spacious living room, and excellent built-in storage, including hallway cupboards and fitted wardrobes in both double bedrooms. Comfort is assured with gas central heating and double glazing. The property benefits from a family bathroom plus an en suite shower room to the main bedroom. As a ground floor apartment, you have the valuable addition of direct access to your own private patio area and the further communal gardens. The modern development includes a resident's car park where you will find your own allocated parking space. You couldn't ask for a more convenient location, situated right in the heart of Walton-on-Thames. Enjoy easy access to the High Street, The Heart Shopping Centre (featuring an Everyman Cinema), and a fantastic selection of coffee shops and restaurants. Travel is simple: Walton-on-Thames train station is under a mile away, offering a fast service directly into London Waterloo. Road links are also excellent, with the M25, A3, and M3 all easily accessible. 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.