



7 Selwyn Court, Lansdown Close, Walton-on-Thames, Surrey, KT12 3NN

£280,000

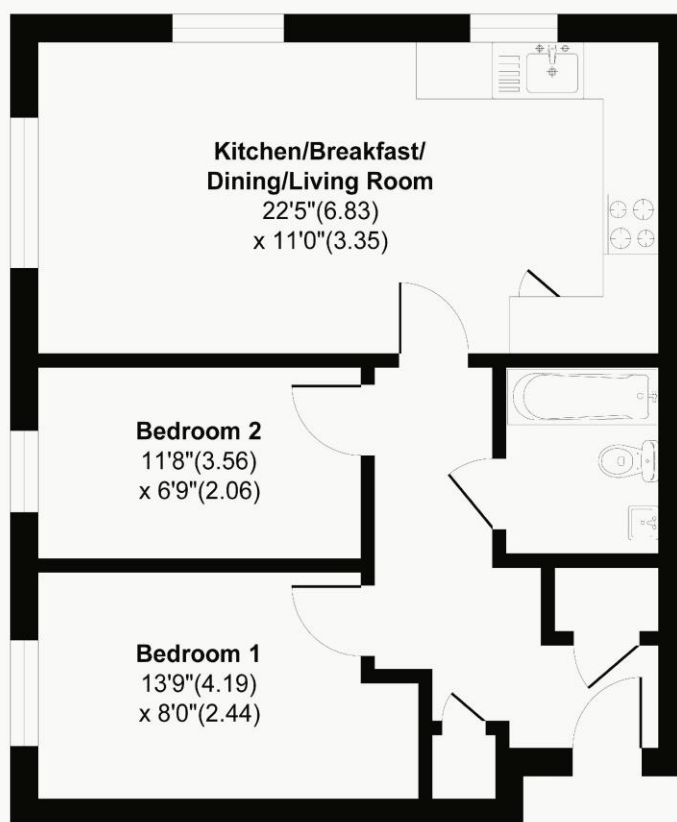




Selwyn Court ,Landsdown Close ,Walton-on-Thames ,Surrey ,KT12

Approximate Area = 589 sq ft / 54.7 sq m

For Identification Only - Not to scale

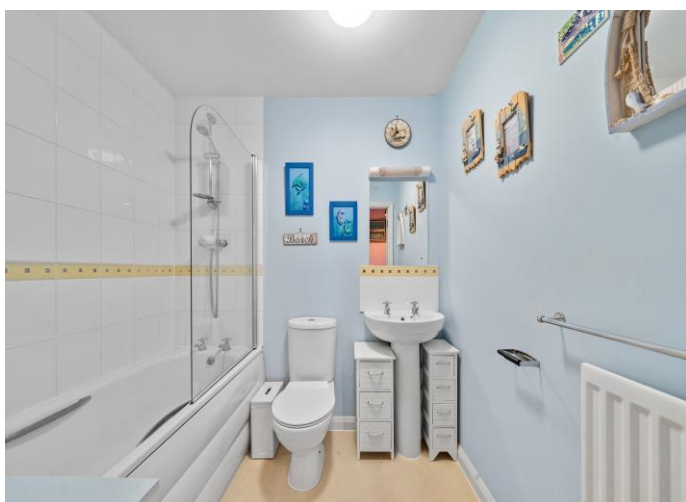


First Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for James Neave Estate Agents by FJcam Productions



Offered with no onward chain, this bright and spacious two-bedroom first-floor flat is set within a quiet and modern development. The dual-aspect open-plan living space enjoys lovely views across the playing fields and offers plenty of room to relax, dine and entertain. The fitted kitchen provides excellent storage and worktop space, complete with an integrated fridge-freezer, washer-dryer and gas hob. Both bedrooms are well-proportioned, while the hallway benefits from a useful storage cupboard and separate airing cupboard. Further features include gas central heating, double glazing, a secure entry system, allocated parking and well-kept communal gardens. The property is offered with a long lease, reasonable service charges and a peppercorn ground rent. Enjoying a peaceful yet convenient location, the flat is within easy reach of Walton and Hersham stations, local shops, a doctor's surgery, popular schools, Walton town centre, the River Thames, Xcel Leisure Centre and excellent road links, including Heathrow. 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.