

**JAMES NEAVE**  
THE ESTATE AGENTS



**24 Manor Place Bridge Street Walton-On-Thames Surrey KT12 1AB**

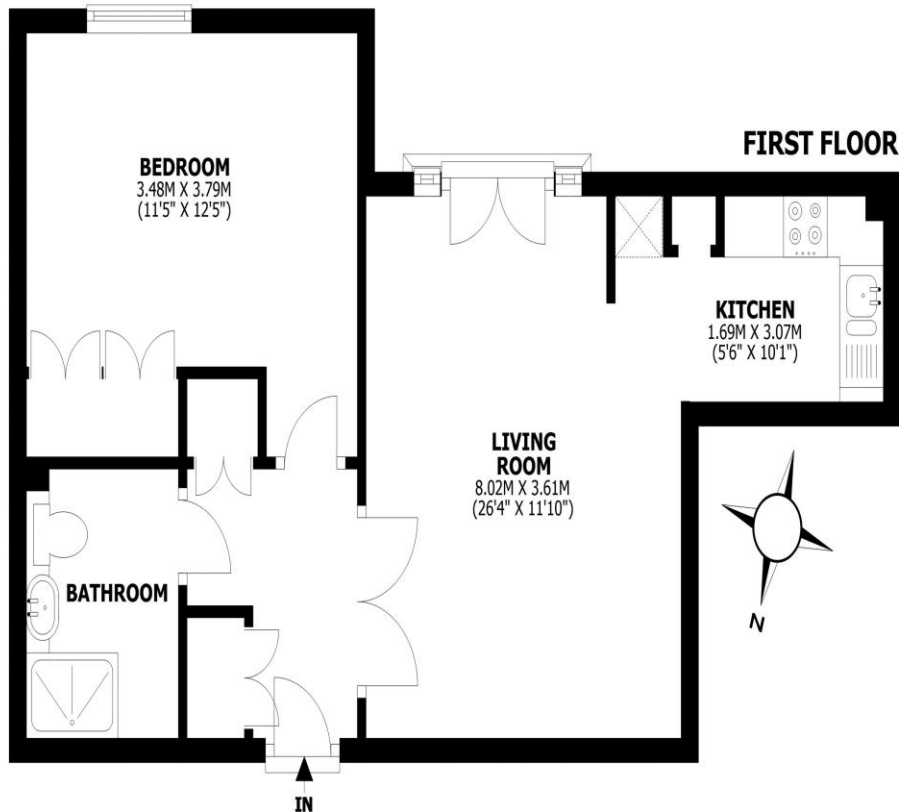
**£170,000**





## Manor Place, Walton-on-Thames, KT12

Total internal area: approx. 45.7 sq. metres (492.4 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A one-bedroom first floor flat set within Manor Place which is a development for the over 55s, and located in a brilliant position just moments away from Walton high street and The Heart shopping centre. The flat has a rear aspect which gives a lovely outlook over the communal garden. The flat has been re-decorated and carpeted throughout which allows a buyer to move straight in. The living area has a lovely setup with a double Juliet balcony is large enough to separate areas for both lounge and dining. The kitchen is offset from the living area which is of a neutral finish. You have a nice sized bedroom with double wardrobe space. The bathroom has a white suite with a shower. There are two cupboards in the hallway giving essential storage space. The development has underground parking, a secure entry system, communal lounge and gardens, a lift and laundry room. Positioned on Bridge Street in a quiet set back spot but allowing easy access to all amenities and a short walk off the River Thames towpath with its pleasant walks. Offered for sale with no onward chain.

EPC Rating TBC





**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.