

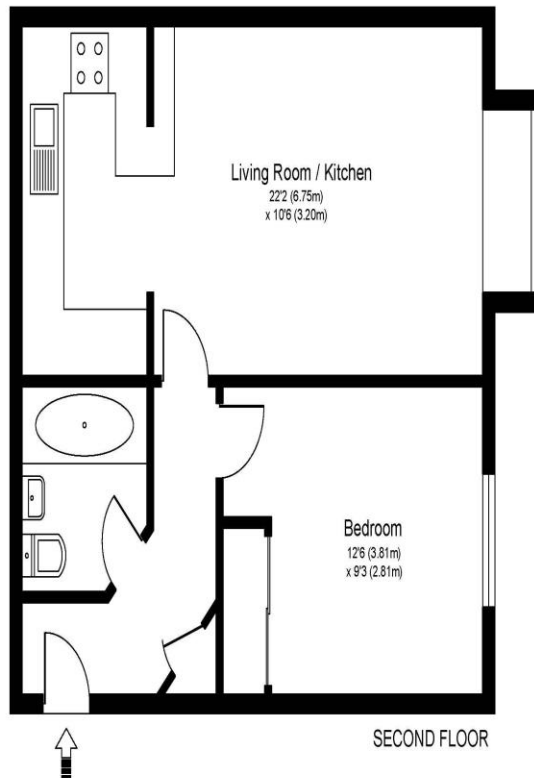


6 Rushmon Gardens Walton-On-Thames Surrey KT12 1QZ

£225,000



RUSHMON GARDEN, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 40 m sq / 431 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 one-bedroom first floor flat located close to Walton mainline station. Also benefiting from a Share of Freehold with long underlying leasehold. The block is situated in a quiet location and benefits from an allocated parking space and secure entry system. The home has an open plan living room and kitchen which is divided by a breakfast bar, a double bedroom with fitted wardrobe, a bathroom with white suite and some additional storage. The location is ideal for commuters being so close to Walton Train station which is on the mainline to London Waterloo. This would also make a great BTL investment and already has an 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.