

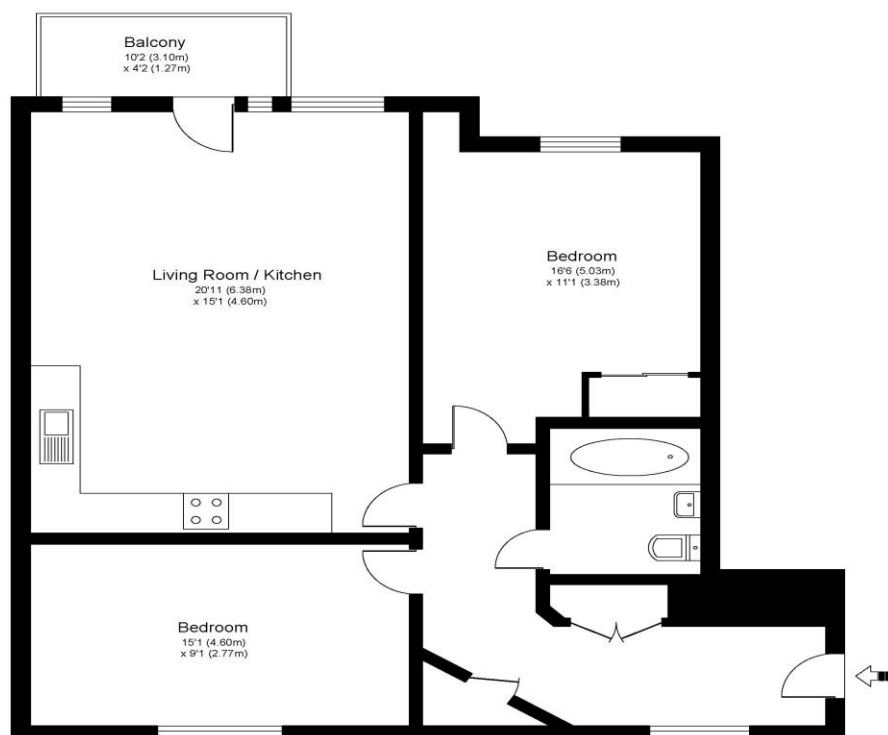


Alderson Grove, Walton-On-Thames, KT12 5EG

£395,000



WALTON ON THAMES KT12



Approximate Gross Internal Floor Area: 77 m sq / 829 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.

A modern two-bedroom first floor apartment in this nearly new development well located in Walton-on-Thames. Internally a beautiful apartment with a modern neutral tone throughout, spacious accommodation flooded with natural light. There are two good-sized bedrooms with the front bedroom having built-in wardrobes. The current owners love the fact that both bedrooms are spacious, and you have the choice between the front and rear of the building. The main living space is open plan to the kitchen and has a south-facing balcony off the lounge area giving highly desired outside space. There is gas central heating and double glazing. Externally this is a well-maintained and well-kept block. There is a secure entry system and a residents' car park where you have one allocated parking space plus visitor parking spaces. There is also a communal bike store. A great location within this nearly new development not far from local shops and amenities including Walton-on-Thames mainline train station, which offers a fast train service into London Waterloo. The current owners can walk to the train station within 5-7 minutes making this a great spot for commuters or those wanting access to mainline rail. 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.