

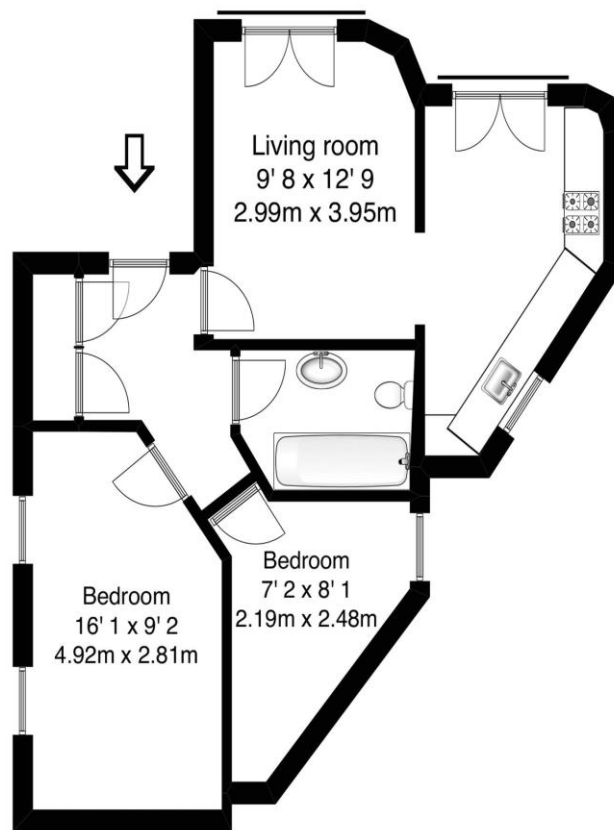


Ashley Park Road, Walton-On-Thames, KT12 1JP

**£280,000**

For sale with no onward chain- We are delighted to offer this two-bedroom ground floor apartment set in this modern development. Set in a prime location for Walton mainline station, with a direct line to London Waterloo, making it ideal for commuters or a great investment for landlords. The block benefits from a secure video entry system which makes it practical for visitors. Although there is no direct parking for residents, permits can be purchased for the street. The Halfway is located within walking distance, with useful shops including a Tesco Express, pharmacy and bakers. It is also located close to Walton town centre with a selection of different High Street shops, restaurants, and Everyman Cinema. EPC Rating C.

Approximate gross internal floor area 560 Sq Ft 52 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**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.