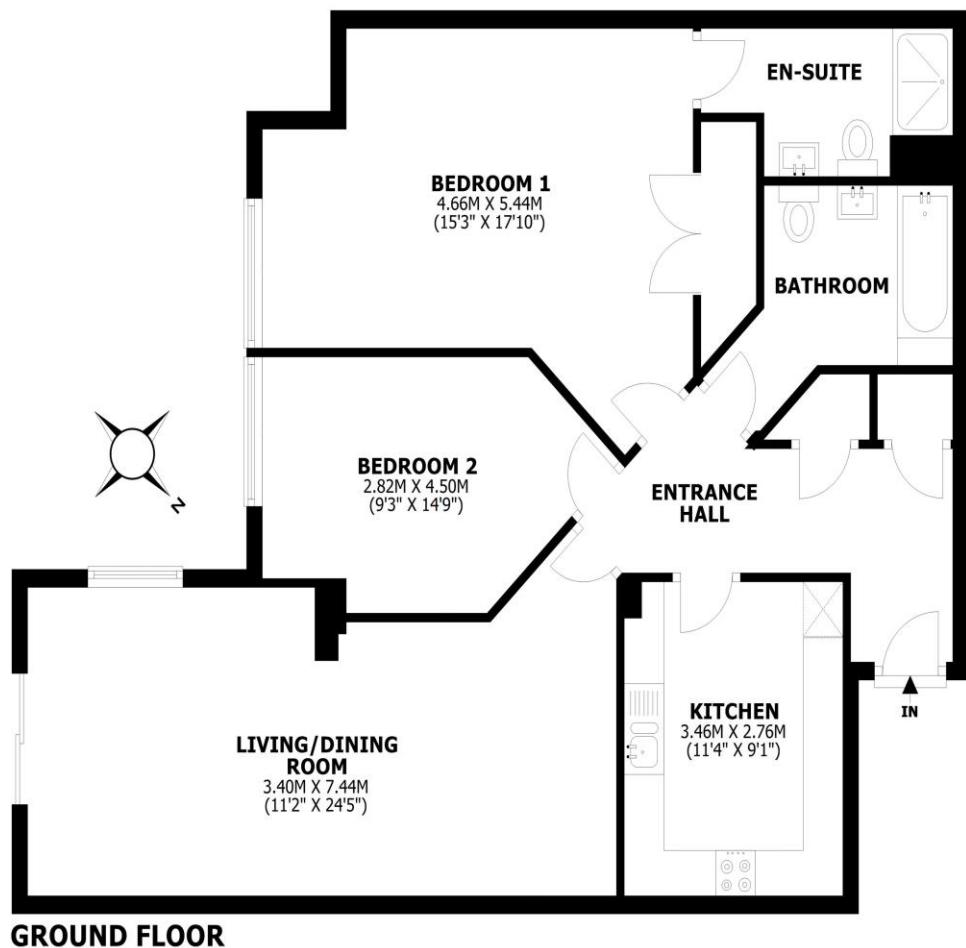




**3 St Clements House, 33-45 Church Street, Walton-On-Thames, Surrey, KT12 2QN**

**£375,000**





This floorplan is for illustrative guidance only and is not to draw to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

This two-bedroom, two-bathroom ground-floor flat has been modernised to a high standard and offers over 950 sqft of space. The layout works very well and has a good flow. The living room provides two defined areas for comfortable lounging and dining, with a dual-aspect window and sliding door that bring in plenty of light. The separate kitchen features light grey shaker-style cupboards with lots of storage and good worktop space, along with fully integrated appliances for a sleek look. Both bedrooms are doubles, with the main bedroom being particularly spacious and including fitted wardrobes and a modern en-suite shower room. The family bathroom has a shower over the bath. A generous hallway adds to the sense of space and includes useful storage cupboards. Externally, the property offers two allocated parking spaces situated close to the flat - one undercover and the other within a secure barrier. St Clements House is a modern development with a secure entry system, lifts to all floors, and well-maintained communal areas throughout. Ideally located in the heart of Walton town centre, the property is close to M&S, Sainsbury's, Next, and a great selection of restaurants and coffee shops, as well as the fantastic Everyman cinema. The River Thames, with its scenic towpath walks and popular pubs, is just a short stroll away. Excellent transport links are also nearby, including train, bus, and major road connections, along with convenient access to airports. 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.