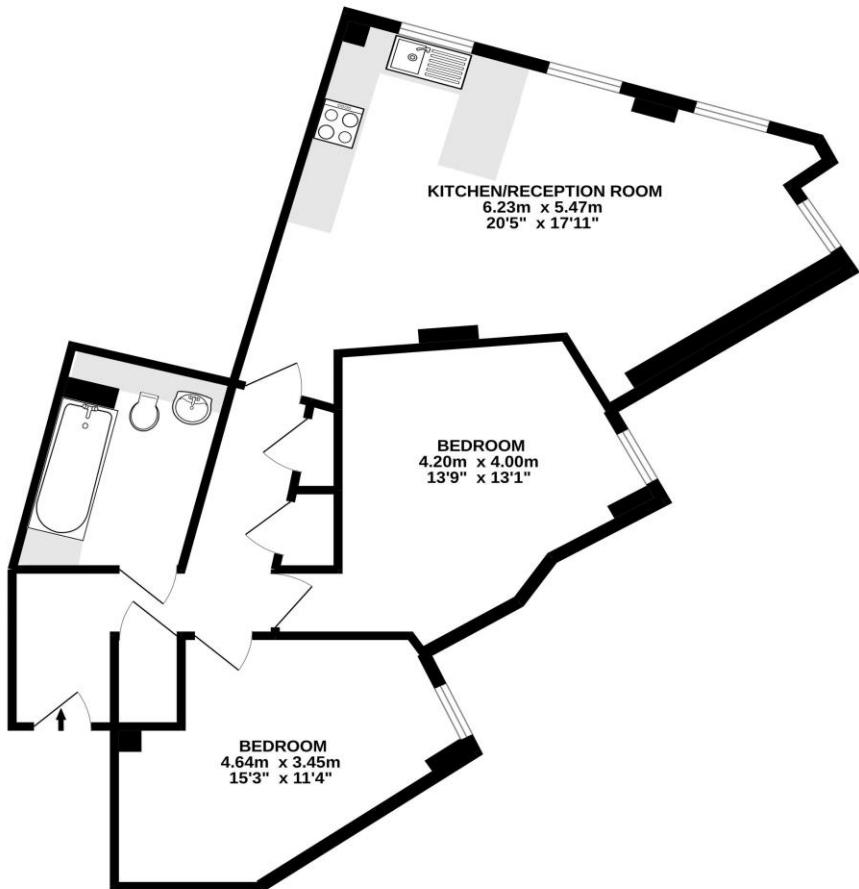




**4 Cloister Court Church Street Walton-On-Thames Surrey KT12 2QS**

**£275,000**





FIRST FLOOR  
72.2 sq.m. (777 sq.ft.) approx.



TOTAL FLOOR AREA: 72.2 sq.m. (777 sq ft) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Steele Property Marketing Services  
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Perfectly positioned for the modern urban lifestyle, this bright and airy two-double-bedroom apartment offers an exceptional amount of space and natural light. Ideally located just moments from the High Street, M&S Foodhall, and the scenic walks of the River Thames, this home is as convenient as it is comfortable. Situated on the first floor to the quiet rear of a well-maintained building, the apartment features a generous entrance hall leading to two sizable double bedrooms. The heart of the home is the impressive open-plan kitchen and living area. A well-presented, full-size bathroom completes the interior. With an excellent EPC Rating of B, this is a highly energy-efficient and cost-effective home. Residents benefit from a secure entry system, lift access, and well-kept communal areas. Enjoy the best of the town on your doorstep. While the apartment is car-free, it is perfectly suited for those who value being a short stroll from local amenities and transport links. Previous residents have successfully utilized the ample town-centre parking available nearby. For sale with no onward chain.



**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.