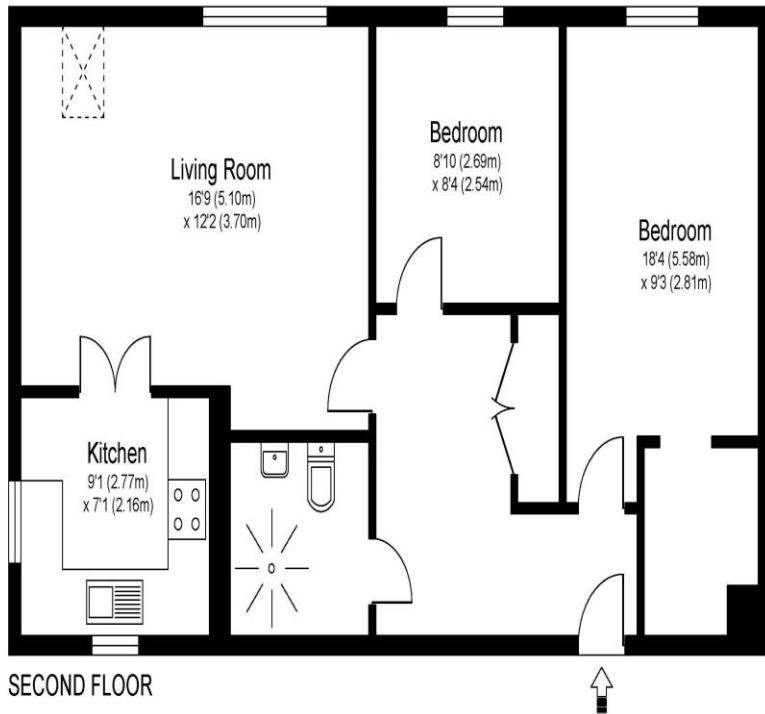




45 Manor Place Bridge Street Walton-On-Thames Surrey KT12 1AB

Offers in Excess of £200,000

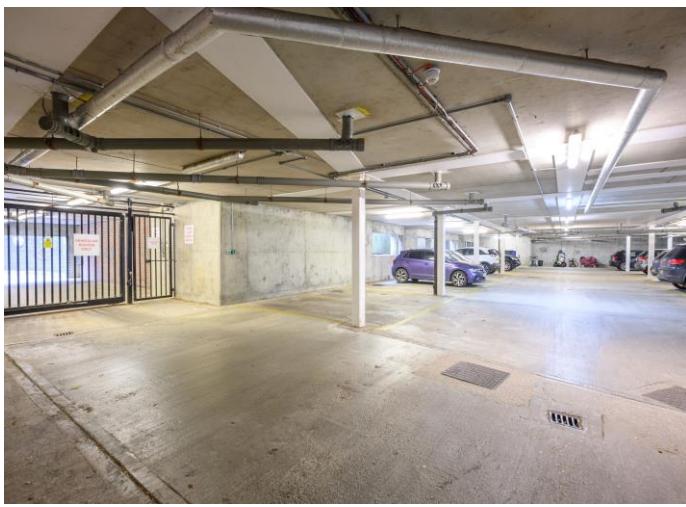




Approximate Gross Internal Floor Area: 58m sq / 620 sq ft

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 two-bedroom second floor flat set within this popular over 55's development in Walton-on-Thames. The flat has been recently re-decorated and sits well within the block. The living room is a lovely size with the kitchen set off it. The kitchen is fully fitted and benefits from dual-aspect windows, giving natural light and airflow. There are two bedrooms, with the main benefitting from a large walk-in cupboard. The bathroom has a white suite with an open walk-in shower. Other benefits include double glazed windows, electric heating, double hallway cupboard and entry system. The development has pleasant communal gardens, a resident's lounge, and laundry room. There is underground parking in the form of visitors parking and ample secure parking for residents with a fob-controlled security gate. From the carpark you have a lift which will access all floors. Manor Place is set back on the popular Bridge Street which has lots of local amenities close by including popular supermarkets (M&S, Aldi, Sainsburys), a Post Office and an array of eateries. You are also a close walk to the River Thames and its lovely tow-path walks. Offered for sale with no onward chain. 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.