



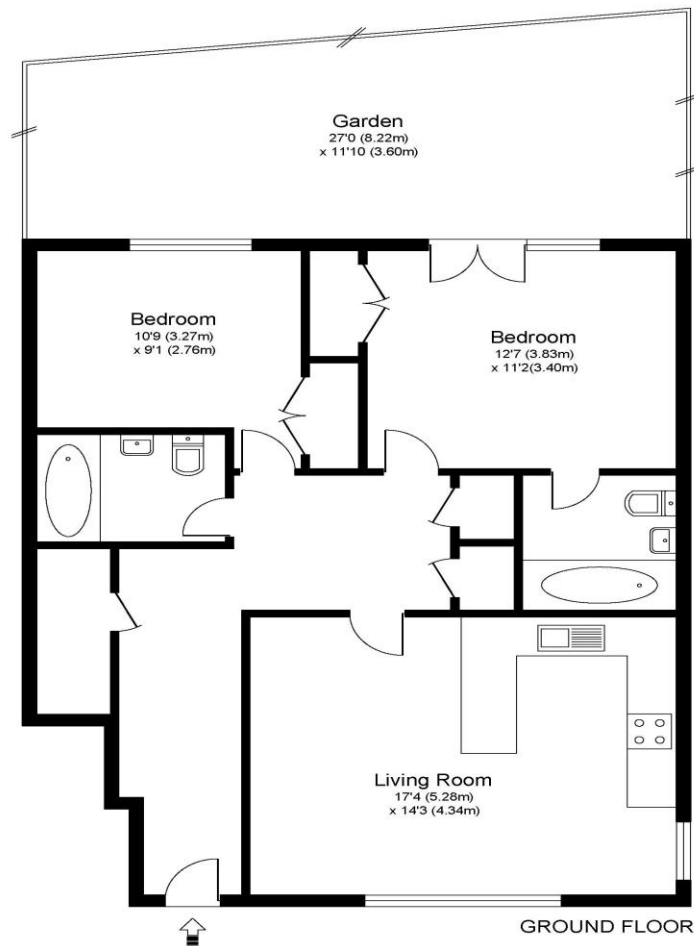
Wardur Court, Walton-On-Thames, KT12 1JN

## Shared Ownership £356,250 for 95%

For sale using the shared ownership scheme, a large two-bedroom ground floor garden maisonette sitting within the beautiful Ashley Park Road, just moments from Walton-on-Thames mainline train station. Internally this home has a lovely to feel to it and offers plenty of space with large rooms and lots of storage options. There are two double bedrooms with the main bedroom benefiting from built-in wardrobes and an en suite bathroom. Bedroom two is also a double room and has built in wardrobes. There is plenty of hallway space and a further family bathroom all in good condition. The main living space is open plan to the kitchen but there is lots of room to play with and use for both your living and dining area. Off the main bedroom is access to your private garden space which then backs onto the communal gardens. It is a lovely environment and feels very green and pleasant to sit and enjoy. Located on the prestigious Ashley Park Road set around some beautiful houses and gated streets. Walton-on-Thames train station is moments away and offers a fast train service into London Waterloo. The popular Ashley Park Hotel/Pub is also close by. For sale under the shared ownership scheme. EPC Rating C.



WARDUR COURT, ASHLEY PARK ROAD KT12



Approximate Gross Internal Floor Area: 74 m sq / 794 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.



**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.