



11 Chilton Court Station Avenue Walton-On-Thames Surrey KT12 1NG

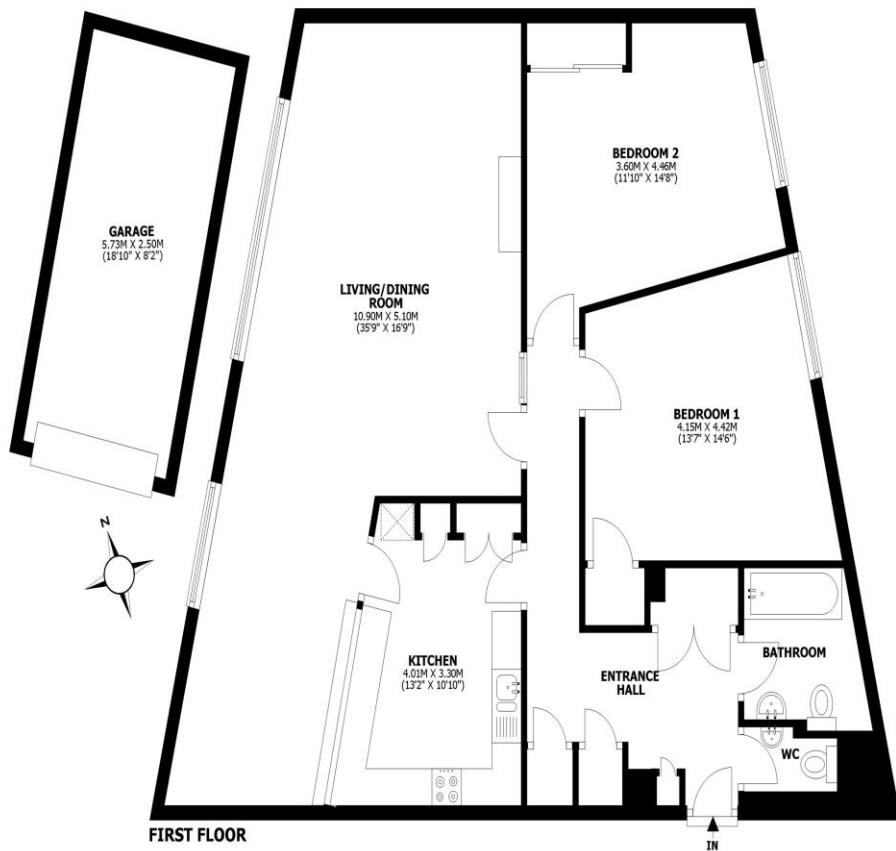
£375,000





Chilton Court, Walton-on-Thames, KT12

Total internal area: approx. 120.7 sq. metres (1299.1 sq. feet)
Main area: approx. 106.4 sq. metres (1144.9 sq. feet)
Garage: approx. 14.3 sq. metres (154.2 sq. feet)



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.

For sale with no onward chain, a spacious two-bedroom apartment for sale with a share of freehold and long underlying lease and garage in block. Internally this is a great home with plenty of living space and plenty of storage. There are two double bedrooms, both with built-in wardrobes. There is a bathroom plus an additional cloakroom giving two toilets for extra convenience. The main living space is sizable with plenty of room for your lounge, dining area and home office space if required. The kitchen has plenty of units and worksurface space. There are additional storage cupboards and a garage in a close block which is accessible and benefits from electricity plug sockets. The flat overlooks the pleasant pleasant communal gardens on site. The block itself is well maintained and benefits from a share of freehold giving the owners vested interest in keeping the service charges at an affordable level. The leasehold is long with over 940 years remaining and a peppercorn ground rent. Well located within proximity to Walton on Thames mainline train station, local schools, the Halfway Shops and Walton Town Centre. EPC Rating TBC.



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.