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THE ESTATE AGENTS

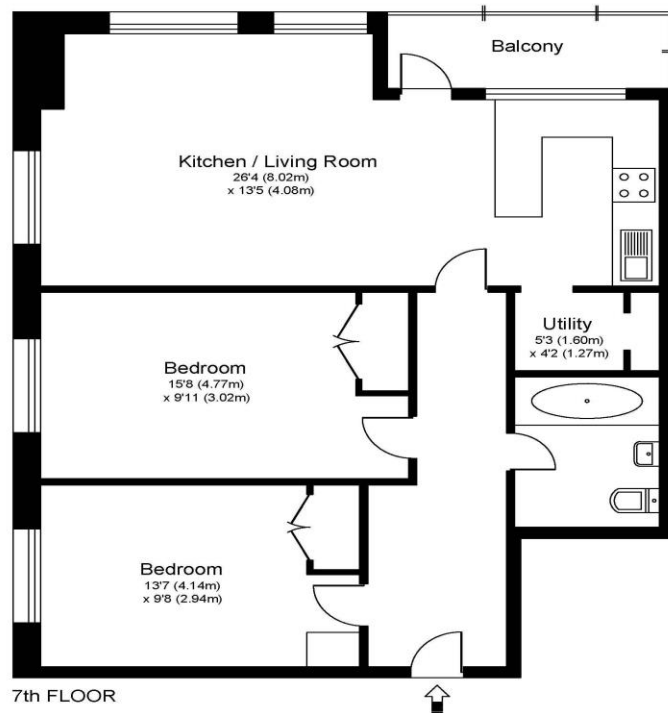


34 Wellington Close Walton-On-Thames Surrey KT12 1AZ

£300,000



WELLINGTON CLOSE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 71 m sq / 769 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 fantastic sized two-bedroom 7th floor flat, situated within the town centre, and benefiting from wonderful far-reaching views towards London. The flat is well-presented throughout and is incredibly light and airy. The block has also recently been re-clad externally giving new windows and balcony door. There are two double bedrooms, both with built-in wardrobes, and a large living room which is open plan to the kitchen. There is a bathroom with shower over bath and a separate utility room. Off the living room you have a private balcony giving outside space. There are recently fitted carpets in the hallway and bedrooms, and original parquet flooring in the living room. Wellington Close benefits from lift access, a secure entry system, residents parking, and communal garden space. An ideal location for Walton-on-Thames town centre and the River Thames towpath. Offered for sale with no onward chain.

EPC Rating B. **please note the pictures were taken prior to the current occupation**



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.