

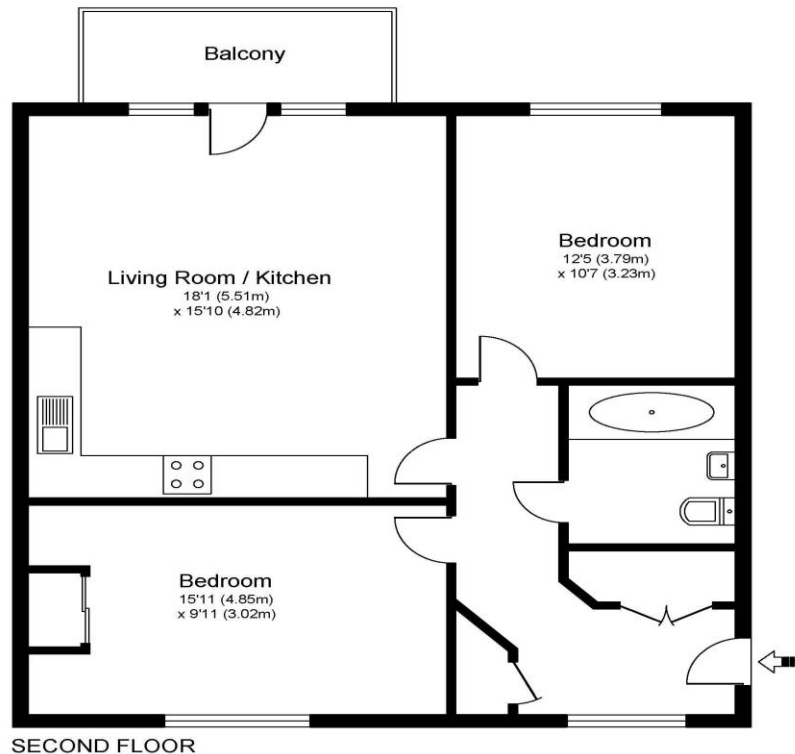


Flat 8, 3 Alderson Grove Walton-On-Thames Surrey KT12 5EG

£385,000



ALDERSON GROVE HERSHAM, KT12



Approximate Gross Internal Floor Area: 70 m sq / 755 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.

Stylish Two-Bedroom Apartment with South-Facing Balcony and No Onward Chain Offered to the market with the benefit of no onward chain, this spacious and beautifully presented two-bedroom apartment is situated on the second floor of a modern development by Bewley Homes. Having been meticulously maintained by the current owners, the property is finished to an exacting standard throughout, offering a turn-key opportunity for first-time buyers, downsizers and investors alike. The heart of the home is the impressive open-plan living area, which provides ample space for both relaxed lounging and formal dining. This bright room leads directly onto a private south-facing balcony, perfect for a small bistro set to enjoy the sun. The contemporary kitchen is seamlessly integrated into the space, featuring extensive work surfaces and plenty of storage. Both bedrooms are generous doubles, with the principal suite benefiting from fitted wardrobes. The building itself is well-maintained, featuring a secure entry system and the added convenience of lift access to all floors. This apartment benefits from two allocated parking spaces, while the development also provides additional bays for visitors. The location is a significant draw for commuters, situated approximately 0.6 miles from Walton-on-Thames mainline station which offers a fast and frequent service into London Waterloo. Local convenience is at your doorstep with "The Halfway" shops nearby, while the broader amenities of Walton and Hershams town centres are just a short distance away. Families will also appreciate the proximity to the popular Three Rivers Academy and a selection of highly regarded local schools. The property also boasts an excellent energy efficiency rating of EPC B.



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.