

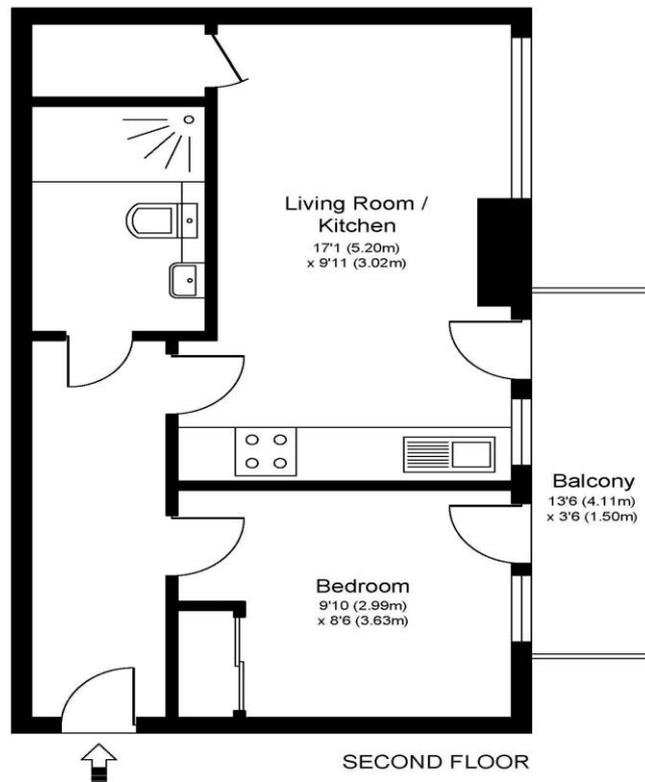


**17 Brassey House, New Zealand Avenue, Walton-On-Thames, Surrey, KT12 1QD**

**Offers in Excess of £200,000**



BRASSEY HOUSE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 33 m sq / 356 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 BUY-TO-LET OPPORTUNITY\*\*\*** A one-bedroom apartment set on the second floor of this recently converted town centre apartment block. Offered for sale with no onward chain and with a long leasehold of 999 years from conversion. Internally this apartment has a lovely feel to it and has been well-finished throughout. The main living space is open plan with the kitchen and has an additional useful storage cupboard. The kitchen is modern and has integral white goods including a dishwasher. The bedroom is a good double room and has a built-in wardrobe. There is a lovely modern shower room with good quality shower fittings. You benefit from a balcony which has door access from both the living room and bedroom. One of the lovely features of this home is the number of windows giving plenty of natural light throughout. Ideally located in the town centre just moments from the High Street and local amenities including coffee shops, restaurants, and supermarkets. There is an Everyman cinema in walking distance and the River Thames is not far away. Walton-on-Thames train station is approx. 1 mile away and offers a fast train service into London Waterloo. EPC Rating D.



**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.