



# Church Street, Walton-on-Thames, KT12

Guide Price £270,000

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A beautifully spacious first-floor apartment featuring two generous double bedrooms, perfectly situated in the heart of Walton-on-Thames amidst the vibrant local shops, bars, and amenities this sought-after area has to offer.

Offered for sale, this property is accessed via a ground-floor entrance with a secure entry-phone system. Internally, you'll find bright and well-laid-out accommodation. The welcoming hallway includes a handy storage cupboard, and both bedrooms are exceptionally large, with the master boasting a superb range of built-in wardrobes.

The living space is equally impressive, with an expansive sitting room featuring dual front-facing windows, creating a light and airy atmosphere. The kitchen/breakfast room has been modernised with a stylish range of matching units and includes two walk-in cupboards and ample space for appliances, making it perfect for both cooking and casual dining. The property also benefits from a family bathroom, a separate toilet, and a practical layout designed for comfortable living.

Located within easy reach of an array of local amenities, the apartment is ideally positioned for access to The River Thames, The Heart shopping centre, High Street shops, and a variety of restaurants. Walton-on-Thames Mainline Railway Station is just one mile away, offering excellent transport links.

Council Tax Band: C

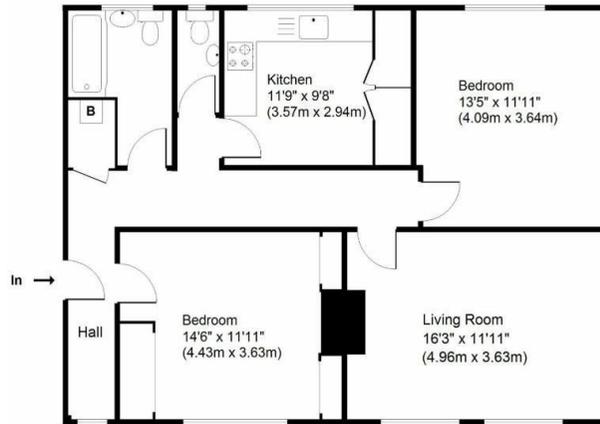
Lease: Approximately 120 years remaining

Maintenance Charge: £362.00 per quarter

This exceptional apartment must be seen to be fully appreciated. Arrange a viewing today to experience the space, convenience, and charm it has to offer.



First Floor



Not to scale

Approximate Gross Internal Floor Area:  
82m sq (880sq ft)

- Substantial Space- 880sq.ft
- Two Large Double Bedrooms
- Modern Kitchen/Breakfast Room
- Close Proximity To Walton Mainline Railway Station
- High Ceilings
- Generous Sitting Room
- Secure Entry-Phone System
- Sought-After Location - In The Heart Of Walton-on-Thames
- Good Condition Throughout
- Must-See Property!

