

£390,000 Leasehold

Alderson Grove, Hersham, Walton-on-Thames, Surrey KT12 5EG



- Top Floor (third, building has a lift)
- South/South-East-Facing Balcony
- Two Parking Spaces
- Approx. 767 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Walton-on-Thames Station

GENERAL DESCRIPTION

A smartly-presented, top-floor flat which features an approximately twenty-five-foot reception room with wood flooring and open-plan kitchen area featuring sleek, white units and integrated appliances. A glazed door leads out onto a south/south-east-facing balcony. There is a generously-sized main bedroom with fitted, mirror-fronted wardrobe plus a slightly smaller second double bedroom, a simple, modern bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating make for a very good energy-efficiency rating. The property comes with the use of two parking spaces plus Walton-on-Thames Station, for rail services between Woking/Basingstoke and London Waterloo, is only a short walk away.

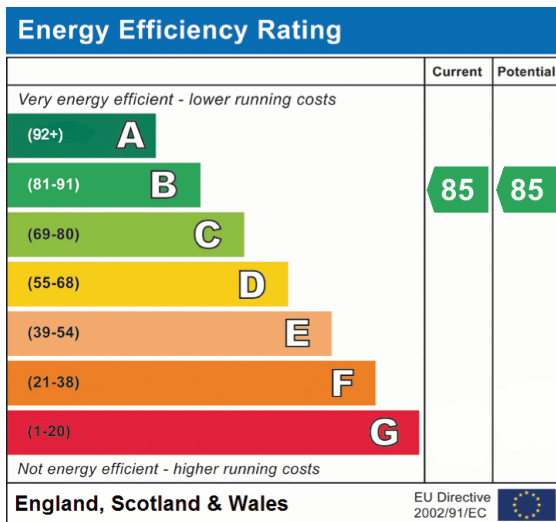
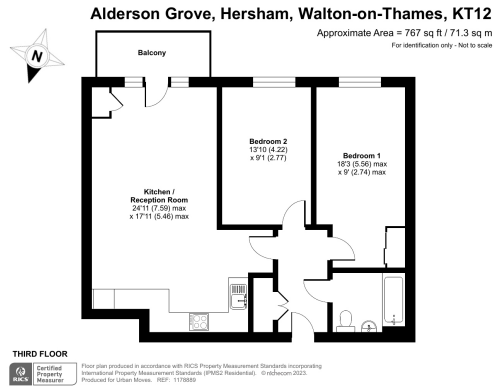
Tenure: Leasehold (125 years from 25/12/2017).

Service Charge: £208.37 per month (subject to annual review).

Council Tax: Band D, Elmbridge Borough Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

24' 11" max. x 17' 11" max. (7.59m x 5.46m)

Kitchen

included in reception measurement

Balcony

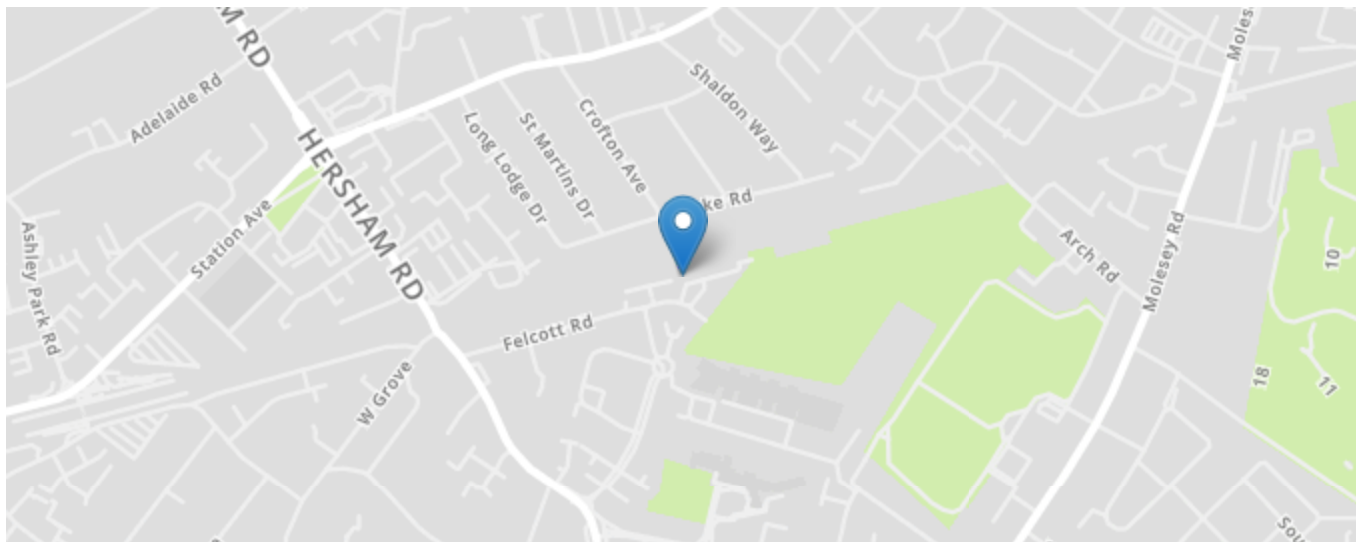
Bedroom 1

18' 3" max. x 9' 0" max. (5.56m x 2.74m)

Bedroom 2

13' 10" x 9' 1" (4.22m x 2.77m)

Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.