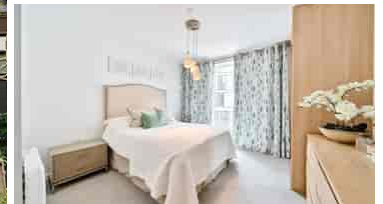


£330,000 Leasehold

Carver House, 8 Spitfire Chase, Walton-on-Thames, Surrey KT12 1FX



- First Floor (building has a lift)
- Balcony
- Parking Space
- Approx. 535 Sqft Gross Internal Area
- Residents' Gym
- Minutes from Walton-on-Thames Station

GENERAL DESCRIPTION

This immaculately-presented apartment is on the first floor of a recently-constructed development and has a reception room with wood flooring and open-plan kitchen featuring pale grey units and integrated appliances. Double doors lead from the living area out onto a balcony. There is a spacious bedroom, a simple, modern bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls and high performance glazing make for a good energy-efficiency rating. Carver House has a residents' gym and is located just minutes from Walton-on-Thames Station. The property comes with use of a parking space and the town centre can also be reached on foot or by brief bus or bike ride.

Tenure: Leasehold (125 years from 01/01/2020).

Service Charge: £140.52 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

FIRST FLOOR

Entrance hallway

Reception

19' 0" x 13' 8" (5.79m x 4.17m)

Kitchen

included in reception measurement

Balcony

13' 7" x 5' 0" (4.14m x 1.52m)

Bedroom

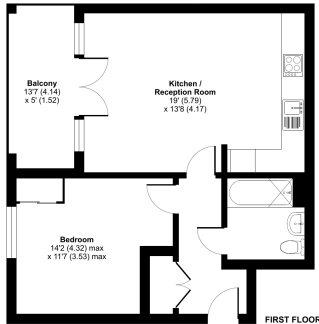
14' 2" max. x 11' 7" max. (4.32m x 3.53m)

Bathroom

Spitfire Chase, Walton-on-Thames, KT12

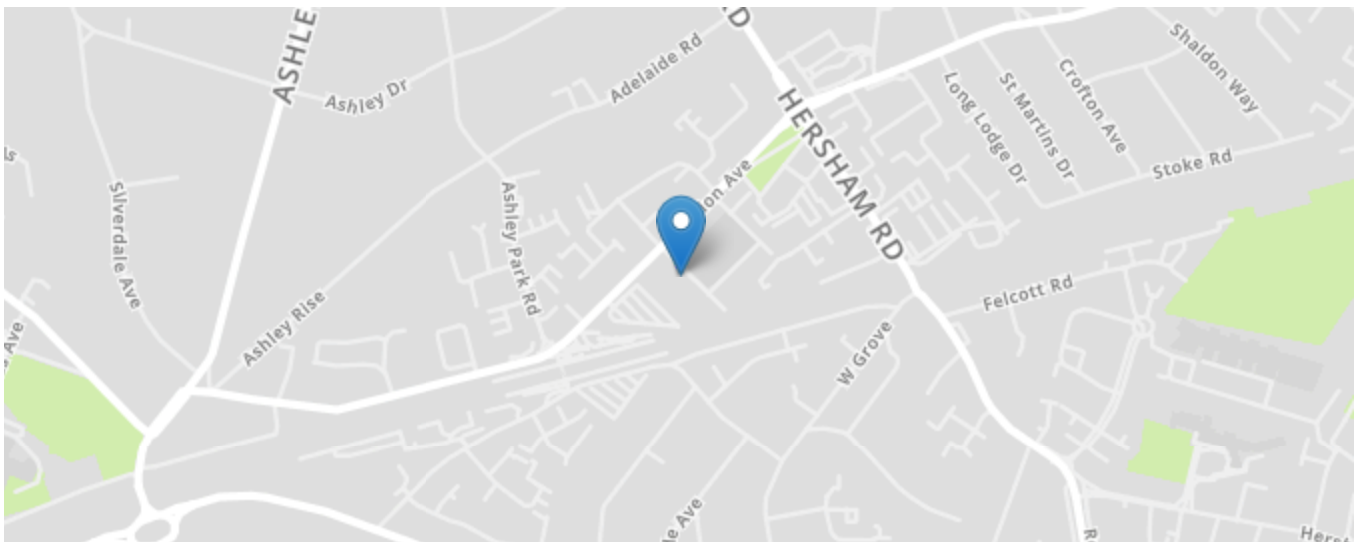
Approximate Area = 535 sq ft / 49.7 sq m

For identification only - Not to scale



Approved by the Royal Institution of Chartered Surveyors (RICS) for use in the UK. Produced by Urban Moves. REF: 117229

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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.