JAMES NEAVE
THE ESTATE AGENTS

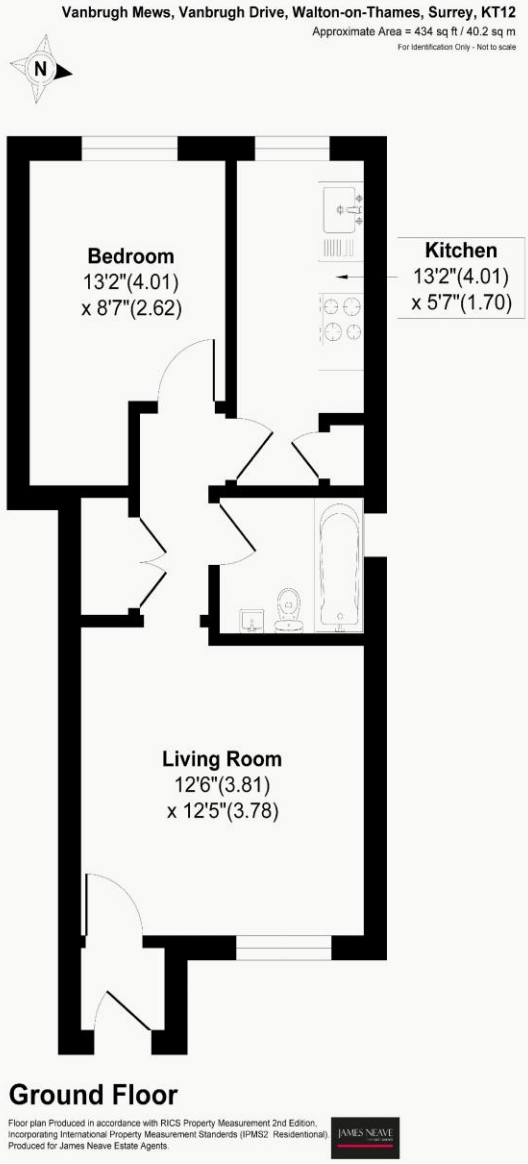


1 Vanbrugh Mews, Vanbrugh Drive, Walton-on-Thames, Surrey, KT12 2YQ

£220,000







Offered with no onward chain, this well-presented one-bedroom ground floor maisonette enjoys a peaceful position overlooking the reservoir banks, providing a wonderful sense of privacy within a quiet green setting. Internally, the property is finished to a modern standard throughout, with fresh décor and carpeting creating a comfortable, move-in ready home. The accommodation comprises a lovely sized front aspect living room, a separate contemporary kitchen fitted with sleek white units offering excellent worktop and cupboard space, a well-proportioned double bedroom, and a modern bathroom complete with shower over bath and window. Additional features include double glazed windows and electric heating. Externally, residents benefit from a usable communal garden overlooking the reservoir banks, creating a peaceful green outlook, together with an allocated parking space. Quietly tucked away yet conveniently positioned, the property is within easy reach of Walton town centre, Walton and Hersham mainline stations, the River Thames with its scenic towpath walks and popular pubs, as well as the Xcel Leisure Complex. Further benefits include affordable service charges and a long 950+ year lease, making this an excellent opportunity for first-time buyers, investors or downsizers alike. EPC Rating C.













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.