

Seymours

# Vine Court
## Burwood Road, Walton-On-Thames, Surrey, KT12 4AQ
£230,000 OIEO



## Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 628 sq. ft
- Walton 1 mile
- No Onward Chain
- Includes a garage
- Ground floor flat is situated in a superb location
- Approximately 0.2 miles from Hersham Village Green
- Just a mile from Walton-on-Thames mainline railway station
- Fitted kitchen
- Fully tiled bathroom
- Two double bedrooms both with fitted storage
- 16' lounge diner
- 80 years lease
- Annual Service charge £1,656
- No ground rent (peppercorn)

NO ONWARD CHAIN - This well-presented two double bedroom ground floor flat enjoys a superb location, situated approximately 0.2 miles from Hersham Village Green with its excellent range of local shops, cafes and amenities, while Walton-on-Thames mainline railway station is conveniently located just one mile away, providing excellent transport links.

The accommodation is well-proportioned throughout and comprises a fitted kitchen, a fully tiled bathroom, two generous double bedrooms, both benefiting from fitted storage, and a spacious 16' lounge/diner providing an excellent space for both relaxing and entertaining.

The property offers well-balanced accommodation ideally suited to first-time buyers, downsizers or investors alike, with the added benefit of being positioned on the ground floor for ease and convenience.

Further benefits include a garage providing additional storage or parking, and the property is offered to the market with no onward chain, allowing for the potential of a smooth and straightforward purchase.

**Location**

Transport Links
Walton-on-Thames 1 mile
Hersham 1.2 miles

**Schooling Facilities**
Primary
Cleves School
Bell Farm Primary School
Cardinal Newman Catholic Primary School
Burhill Primary School

Secondary
Walton Leigh School
Three Rivers Academy
Notre Dame Senior School
Heathside School

**Council tax band:** Tax band C
**Local authority:** Elmbridge Borough Council
**Tenure:** Leasehold





NO ONWARD CHAIN

0.2 MILES FROM HERSHAM VILLAGE GREEN



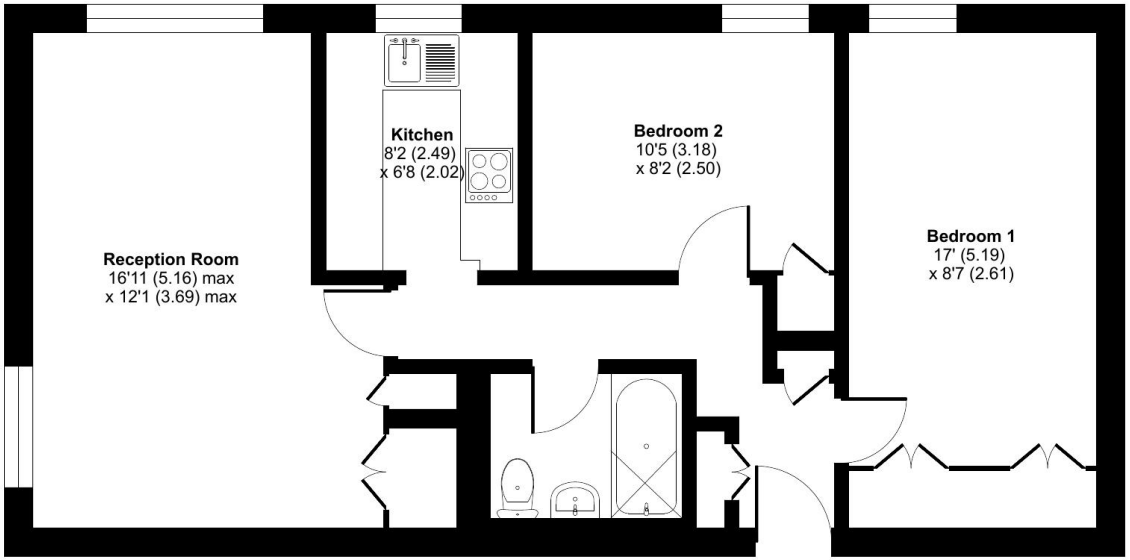


## Floorplan

# Burwood Road, Walton-On-Thames, KT12

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1464753







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