



## Property details

-  2 bedroom
-  1 bath
-  EPC Rating C
-  972 sq. ft
-  Walton-on-Thames 1.02 miles
- NO ONWARD CHAIN
- Two double bedrooms
- Split-level apartment
- Large open-plan lounge/dining room
- Modern fitted kitchen
- Contemporary bathroom
- Two allocated parking bays
- Prime town-centre location, close to River Thames & station
- Ground Rent £450 per annum
- Annual Service Charge £2,745.43 per annum
- 99 years length of lease

Ideally positioned in the heart of Walton-on-Thames, this beautifully presented split-level apartment offers stylish, spacious living in a highly convenient town-centre location.

The property features two double bedrooms, a generous open-plan lounge/dining room, modern fitted kitchen and contemporary bathroom, complemented by private residents' parking including 2 allocated parking bays belonging to the property and lift access to all floors.

Church Street places you moments from the town centre's excellent selection of shops, cafés, restaurants and everyday amenities, while the River Thames and scenic riverside walks are also close by.

For commuters, Walton-on-Thames mainline station provides regular services to London Waterloo, while nearby Hampton Court and its riverside surroundings offer an appealing mix of history, leisure and green space. Hampton Court station is also within Zone 6.

A superb opportunity to enjoy modern town-centre living with the river, transport links and amenities all close at hand — offered with NO ONWARD CHAIN.

### Location

### Transport Links

Walton-on-Thames 1.02 miles  
Hersham 1.45 miles

### Schooling Facilities

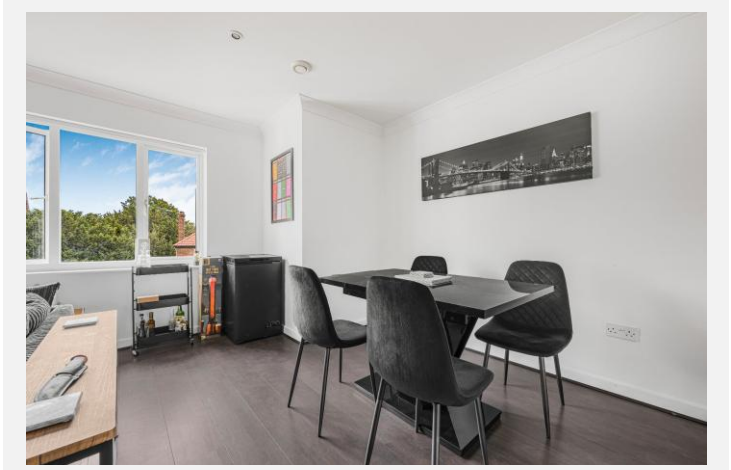
Primary  
Grovelands  
Ashley CofE Aided Primary School  
Walton Oak Primary School  
Cleves School

Secondary  
Heathside Walton  
Three Rivers Academy

**Council tax band:** Tax band

**Local authority:**

**Tenure:** Leasehold



NO ONWARD CHAIN

TWO BEDROOM SPLIT -  
LEVEL APARTMENT

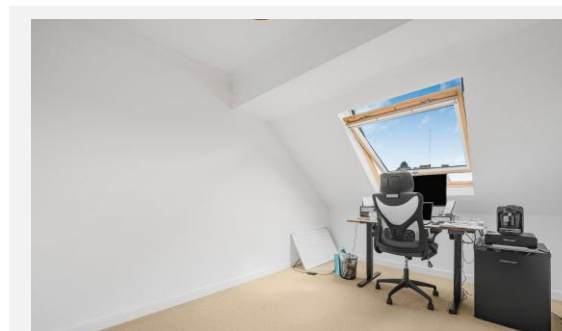
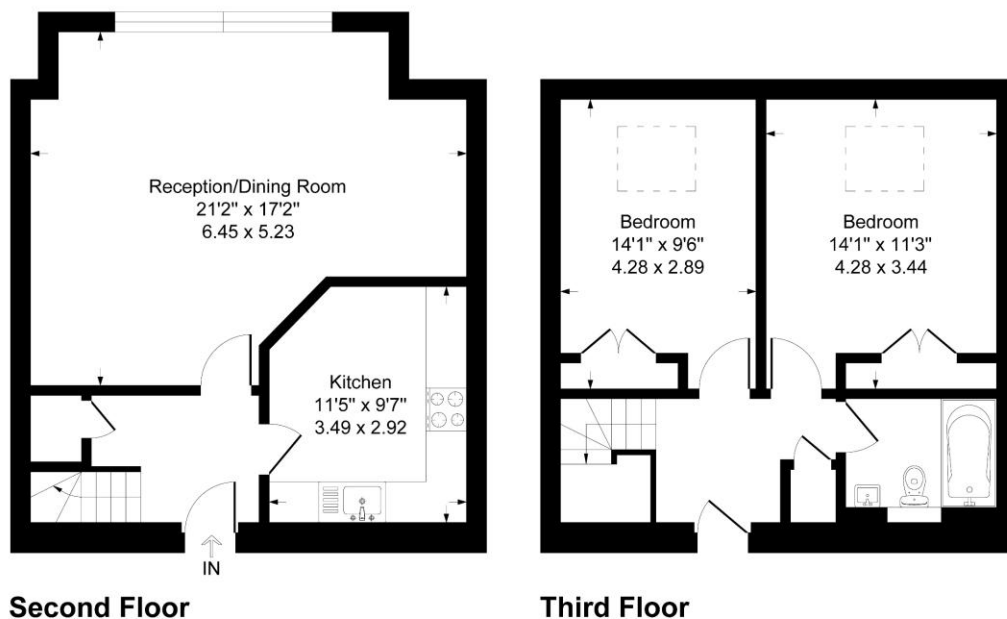


## Floorplan

### St Clements House, Church Street, Walton, KT12

Approximate Gross Internal Area

Main House 922 sq ft - 86 sq



This floorplan is for guidance only and does not form part of an offer or contract.  
Buyers or tenants should verify all details through inspection, searches, and surveys.  
Measurements are approximate and should not be relied upon for valuation or transactions.  
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Walton On Thames office 2 The Wellington, 60 High Street, Walton-On-Thames, Surrey, KT12 1FL

01932 629600 / [sales@seymours-walton.co.uk](mailto:sales@seymours-walton.co.uk) / [seymours-estates.co.uk](http://seymours-estates.co.uk)

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