



Property details

-  1 bedrooms
-  1 bath
-  EPC Rating D
-  366 sq. ft
-  One-bedroom apartment with very LONG LEASE
- Peaceful rear-side position within the development
- Bright lounge with floor-to-ceiling window
- Dual-aspect Fitted kitchen/diner with appliances
- Double bedroom with built-in wardrobe cupboard
- Fitted shower room/WC with window
- Highly convenient central Walton-on-Thames location
- Excellent range of shops, cafés, restaurants and amenities.
- NO ONWARD CHAIN
- Lease Length 989 years
- Ground Rent £300 per annum
- Annual Service Charge £1,791 per annum

Offered with NO ONWARD CHAIN and LONG LEASE this property is perfectly positioned in the very heart of Walton-on-Thames. A well-presented one-bedroom apartment on New Zealand Avenue combining modern, comfortable accommodation with an exceptionally convenient town-centre lifestyle.

Set towards the peaceful rear side of the development, the apartment offers a welcome sense of tranquillity while placing the very best of Walton virtually on the doorstep. The town centre is compact and highly accessible, with The Heart shopping centre, High Street and New Zealand Avenue providing an excellent choice of shops, cafés, restaurants, everyday amenities and leisure facilities.

Inside, the accommodation is bright, practical and inviting. The double bedroom features a built-in wardrobe cupboard and window, providing both useful storage and plenty of natural light. The fitted shower room/WC also benefits from a window, adding further natural light and ventilation.

The lounge is an especially attractive space, enjoying a striking floor-to-ceiling window that floods the room with natural light and creates a bright, airy feel. The adjoining dual-aspect kitchen/diner is fitted with modern units and integrated appliances, offering a contemporary and sociable space for both everyday living and entertaining.

One of the property's standout features is its combination of central convenience and peaceful positioning. Despite being moments from the buzz of the town centre, the apartment enjoys a quieter outlook towards the rear of the development — an appealing balance for those seeking easy access to everything Walton has to offer without compromising on peace and privacy.

For commuters, Walton-on-Thames railway station provides direct services towards London Waterloo, while the station also offers bus, taxi, cycle and step-free access facilities.

With shops, restaurants, cafés and leisure facilities close at hand, excellent rail connections and the attractive riverside surroundings of Walton-on-Thames all within easy reach, this is a superb opportunity to enjoy a convenient, low-maintenance home in a highly desirable central location.

Location

Transport Links
Walton-on-Thames 0.81 miles
Hersham 1.37 miles

Schooling Facilities

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

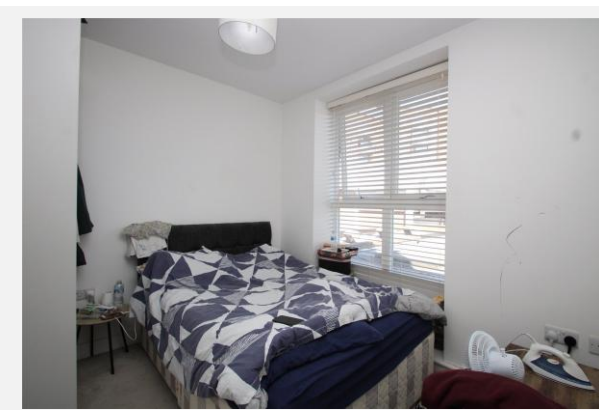
Secondary
Heathside Walton
Three Rivers Academy
Walton Leigh School
Halliford School

Council tax band: Tax band B
Local authority: Elmbridge Borough Council
Tenure: Leasehold



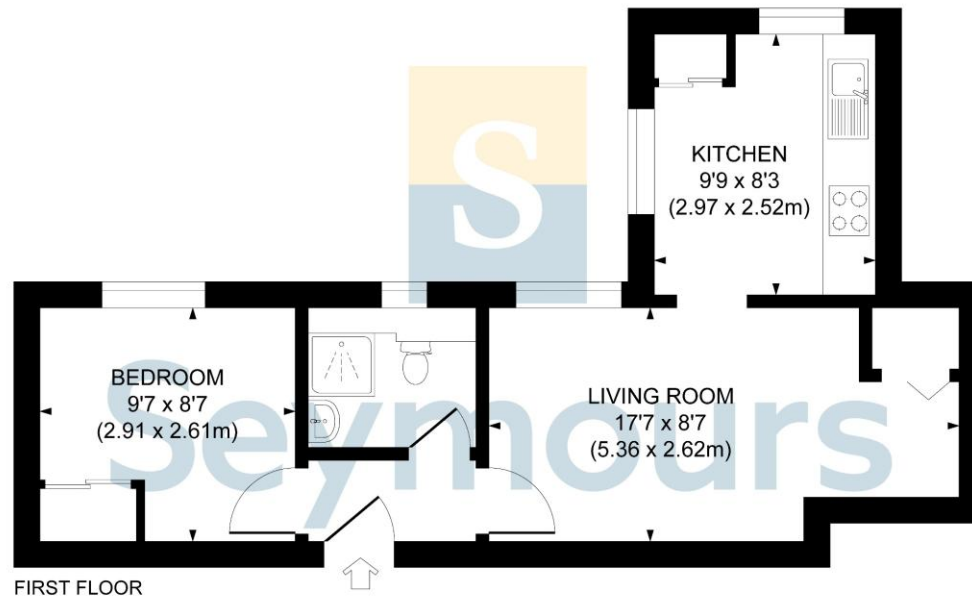
NO ONWARD CHAIN

VERY LONG LEASE



Floorplan

Approximate Gross Internal Area
386 sq. ft / 34.0 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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