

# Castle Wildish



**33-45 Church Street**  
 , Walton-On-Thames, KT12 2QN

A very good size one bedroom first floor apartment is located in the heart of the Town Centre. Tucked away in Clements House, a prestigious development designed for modern living, this flat boasts convenient lift access to all floors. Additionally, residents can take advantage of off-street parking with one allocated space, ensuring your vehicle is always safe and sound.

With a generous lease term of 102 years still to run, alongside an annual service charge of £1406.42 and a ground rent of £175 per annum, this property offers exceptional value for money. Minimal outgoings combined with its desirability amongst tenants create an attractive investment proposition.

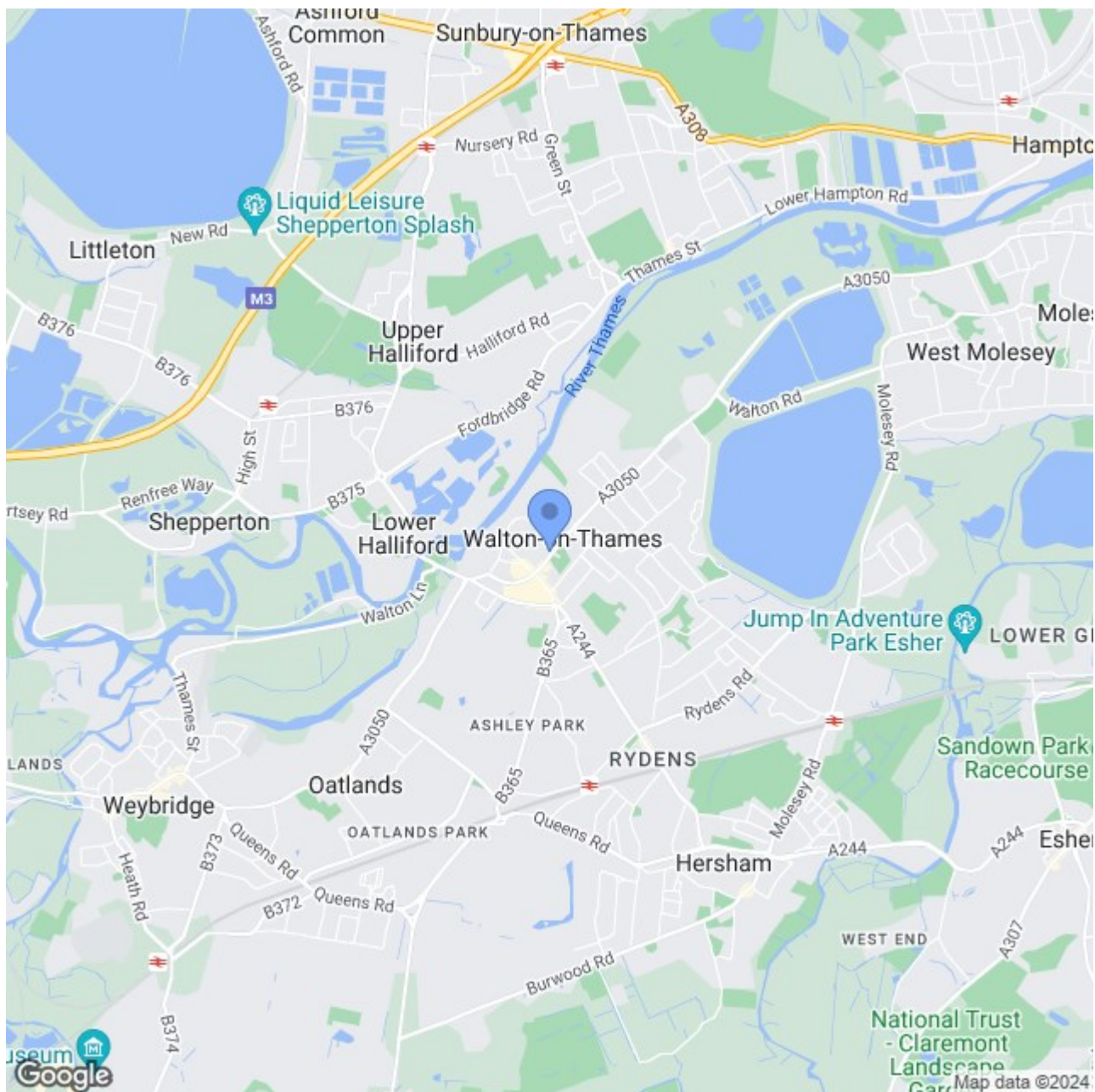
**£265,000**

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- Central Walton on Thames Location
- Off Street Private Parking Space
- Lift Service To All Floors
- Easy Access To High Street And River Thames
- Long Lease 102 Years Remaining
- Bright And Spacious Apartment
- Service Charge £1406.42
- Ground Rent £175 Per Annum







# First Floor



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