

Asking Price Of £315,000 Leasehold
Collingwood Place, Walton On Thames
2 Bedrooms Ground Floor Flat
Rental Yield: 4%

For Sale

Martin & Co Walton on Thames
49 High Street, Walton-On-Thames, Surrey, KT12 1DH
01932 237 888
waltononthames@martinco.com

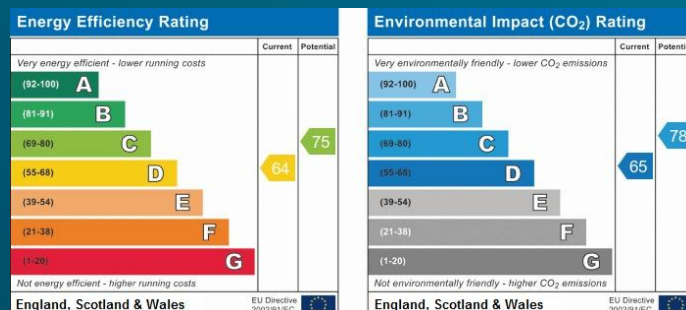


Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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- TWO BEDROOMS
- MODERN KITCHEN
- LOUNGE WITH BAY WINDOW
- BATHROOM WITH SHOWER OVER BATH
- GARAGE
- OFF-STREET PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING



INVESTORS ONLY - Martin & Co are pleased to present this two bedroom ground floor flat with TENANCY IN PLACE. Situated within the popular Collingwood Place located less than 5 minutes walk from Walton on Thames train station and within walking distance to local amenities.

The accommodation briefly comprises an entrance hall, large living/dining room, newly fitted kitchen, master bedroom with built in wardrobes, second bedroom and family bathroom with shower over bath. Other features of this property include; a garage, gas fired central heating, and recently installed UPVC double glazing which is still under guarantee.

The property has the potential to earn £1250 per calendar month with a gross yield of 4.7% if a modern bathroom was installed.

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