



35 Ellesmere Place, Walton-on-Thames, Surrey, KT12 5AE

Asking Price £319,950 Leasehold 969 years

"Charming 1-bedroom basement apartment featuring a patio, communal gardens, off-street parking, and garage. This converted property offers modern living in a desirable location."



## DESCRIPTION

Winkworth (Weybridge) are proud to present a Rare & Luxurious apartment in prestigious gated development of Ellesmere Court. Set within an elegant listed building, This exceptional One bedroom basement apartment is one of 2 basement apartments in exclusive, secure gated community, Originally a famous hospital, The building was meticulously converted by Berkeley Homes in 1999, preserving its grandeur while ensuring modern luxury and comfort. Unlike typical basement properties, this flat is bright spacious and beautifully designed, with high ceilings for a basement property and a floor area exceeding many two-bedroom apartments. A thick concrete floor separates this residence from the flat above, providing outstanding soundproofing, which is a rare feature in modern conversions and new build properties. The result is an exceptionally quiet and private living space, perfect for those seeking peace and tranquillity. The property has benefit of two private patio areas with the expansive rear patio ideal for outdoor entertaining. There is a private stairwell which leads directly to some of the secure residents, car park and this property comes with its very own allocated parking in secure gated underground car park. Additional, the development has ample visitor parking ensuring convenience for guests. With immaculately maintained communal gardens and an unparalleled sense of exclusivity, this

## AT A GLANCE

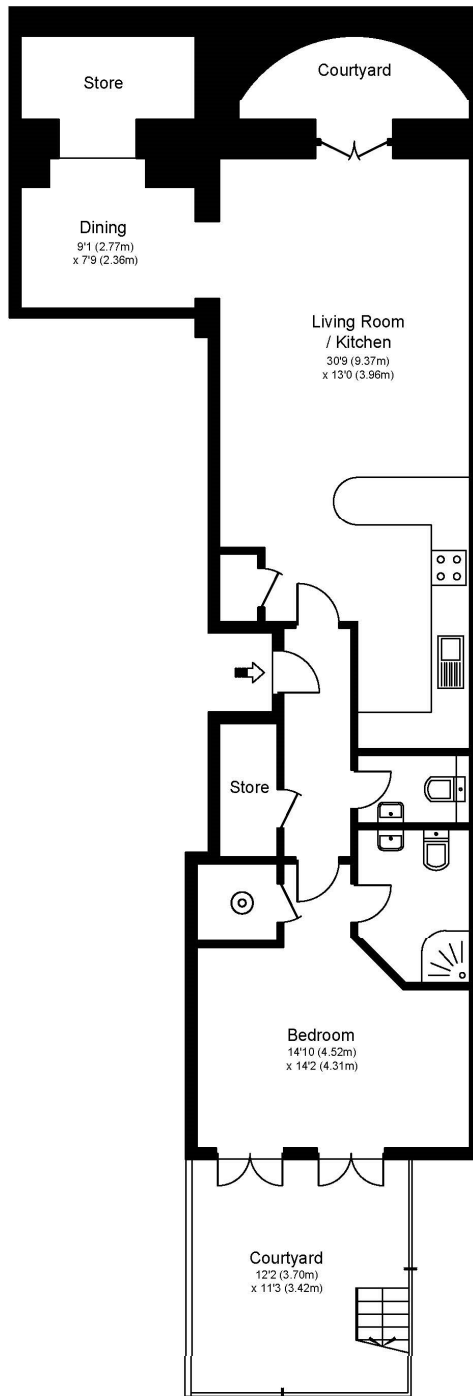
- Large 1 bedroom apartment
- Underground secure parking
- Gated development
- Communal gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





# ELLESMERE PLACE, KT12 5AE



Approximate Gross Internal Floor Area: 82 m sq / 880 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**COUNCIL TAX-** E  
**LOCAL AUTHORITY** -Elmbridge  
**SERVICE CHARGE -** £3600  
**LEASE-** 969 years

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