

# Kennedys'

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2  
Crown House  
Walton On The Hill  
KT20 7ST

Kennedys are delighted to bring to the rental market this one bedroom ground floor apartment set in the heart of Walton on the Hill village. This property is available Mid September as Part Furnished.

£1,200 PCM



- One Bedroom Apartment

- Fully Fitted Kitchen

- Small Communal Garden

- Finished High Quality Internally

- Council Tax Band: D

- Ground Floor

- Part Furnished

- 1 Allocated Parking Space

- Available Beg March

- EPC Rating: B

EPC: B







# PROPERTY DESCRIPTION

This one bedroom ground floor apartment has been finished to a high standard. The accommodation comprises of entrance hall with intercom entrance system, open plan living/ dining room with sofa, dining table and chairs, kitchen with marble worktops, Siemens appliances. The bedroom comes with large double fronted wardrobes, chest of drawers and two bedside cabinets. The bathroom is fully tiled and has a bath with shower overhead.

There is a small communal garden to the front of the apartment and an allocated parking space for one vehicle with visitor parking and a bin/bike storage area.

Property is available Mid September 2024 as Part Furnished.  
Council Tax Band D - Reigate and Banstead

The property is located in the centre of Walton on the Hill village and offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a coffee shop, florist, hairdressers, beautician, local butchers, four local pubs, Co-op Supermarket, post office, chemist, pizza parlour, Indian restaurant and the













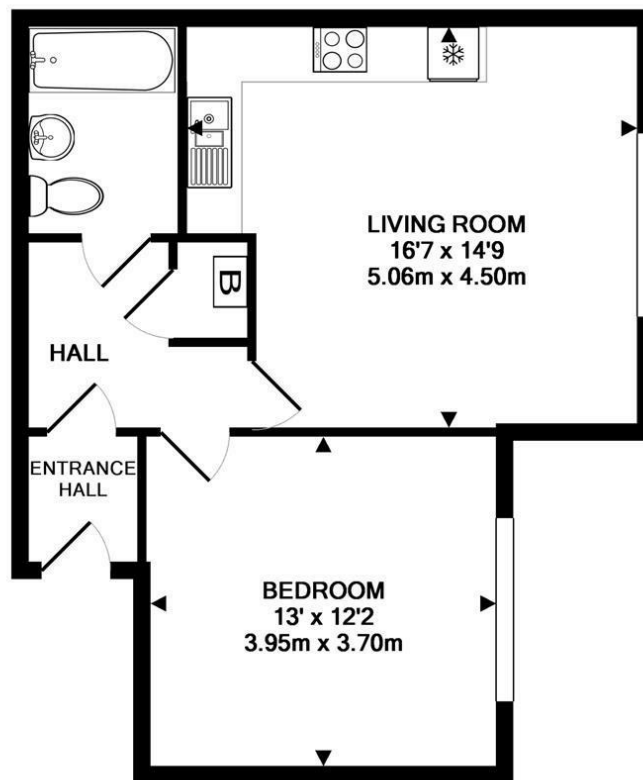


## PROPERTY DESCRIPTION

award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, village store, fishmongers, bakers and much more. It also has a mainline railway station with regular services direct to London. The property is also perfectly located for access to local towns Epsom and Reigate and easy access to the M25 (junction 8).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 2, Crown House

If you would like to view this beautiful home, please call a member of the Kennedys lettings team on 01737 817718

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