

# Kennedys'

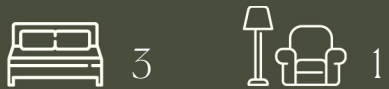
01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Walton Manor, Walton  
Street  
Tadworth  
KT20 7SA

A delightful and exceptionally spacious Grade II two double bedroom, Two Reception room, Ground floor apartment with private garden and patio area. and use of the communal grounds. Located in Walton on the Hill, just a short walk to the village itself. The property is available now unfurnished.

## £2,000 Per Month



- Ground Floor Covered Apartment In Manor House
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen and bathroom
- Located in Quite Location
- 1x Parking Space
- Own Lawn and Patio Area
- Use of Communal Gardens
- Gas Central Heating
- EPC Rating: Except Grade II Listed Building



# PROPERTY DESCRIPTION

This spacious apartment is based on the ground floor of this beautifully, converted manor house and offers very spacious and bright accommodation to include; Lounge, leading to hall off which is a two bedrooms, bedroom three or 2nd reception room, Modern kitchen with integrated washing machine, oven, dishwasher. The bathroom is modern with white suite with shower over and storage. The property is in good order throughout and has been well maintained with laminate flooring and carpets.

The property has many original features, please note that all fireplaces within the property are ornamental only and are not in use

The property benefits from gas central heating, lawn and Patio area, shed, and the property is supplied by mains gas, electricity, water and sewage. as a Tenant you will also have the use of the communal gardens and orchard which are located within the grounds.

The Property is available Now Unfurnished.  
Council Tax Band D – Reigate and Banstead Council.  
EPC Rating - D

To book a viewing please call Kennedys Lettings on 01737 817718 Option 2.

The village of Walton on the Hill 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 tea room, butcher, three pubs, Co-op Supermarket, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. The property is within catchment for Walton on the Hill Primary School, and the village enjoys 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 butcher, wine merchant, fishmonger, baker, award winning gift shop and much more. It also has a mainline railway station with services to central London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approximately 3 miles.

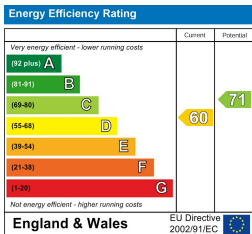






GROUND FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Walton Manor, Walton Street

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
EPC RATING: DD  
COUNCIL: Reigate & Bandstead  
TAX BAND: D

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