



42 Meade Court, Walton On The Hill

The **PERSONAL** Agent

£355,000

Leasehold

- Top floor apartment
- 18'9 X 15'2 sitting dining room
- Spacious fitted kitchen-breakfast room
- Master bedroom with en-suite
- Double bedroom two
- Fitted family bathroom
- Central heating and double glazing
- Residents parking
- Moments from village and shops
- No onward chain

A Spacious and well presented second floor (top) apartment situated in this sought after development in the heart of Walton on the Hill.

Modern fitted kitchen,two bathrooms and residents parking.

This well appointed apartment has spacious accommodation throughout comprising; Spacious entrance hall with storage cupboard, 16'9 x 9'3 fitted kitchen-breakfast room, really good size sitting-dining room with nice outlook, Master bedroom with en-suite bathroom, 2nd double bedroom and good size family bathroom.



Double glazing and gas central heating.

Gated residents parking area.

Walton on the Hill is a picturesque village with duck pond, village shops and supermarket, restaurants, cafe and pubs.

There are acres of open countryside on nearby Walton Heath and Tadworth woods with countryside walks and bridle paths.

The nearby A217 offers easy access to larger towns and the M25 at junction 8.

Lease remaining - 96 years
Maintenance charge - £2020 PA
Ground rent - £152 pa
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

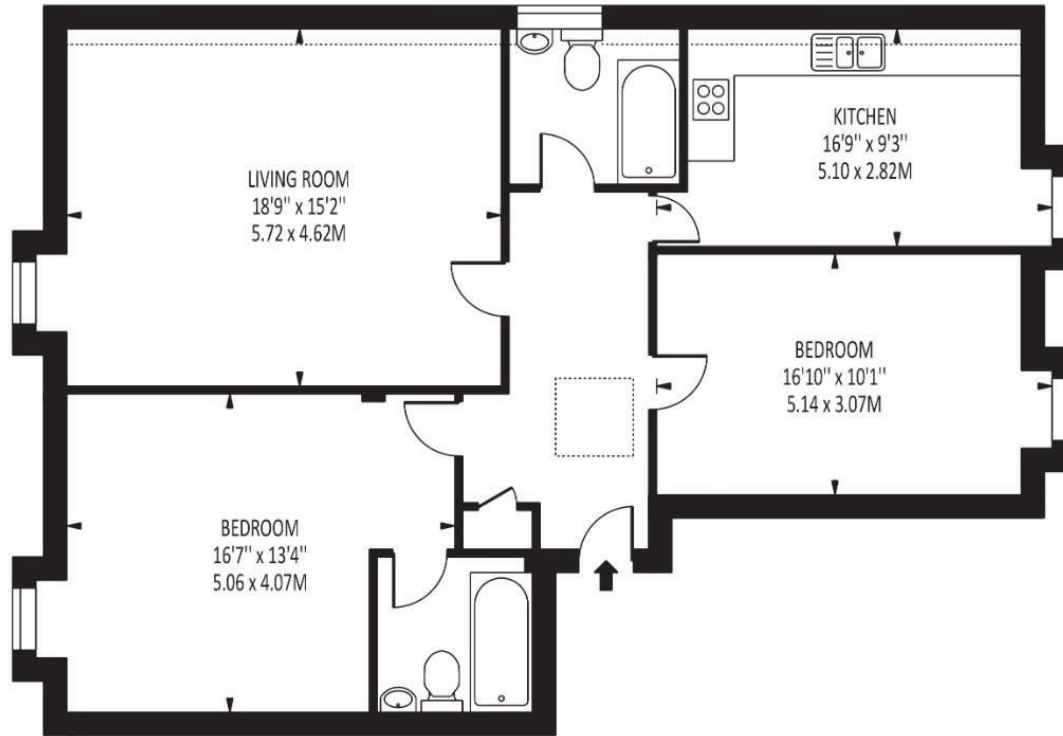




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Sandhills

Total Area: 1004 SQ FT • 93.25 SQ M
(Including Restricted Height Area)
Restricted Height Area : 24 SQ FT • 2.24 SQ M



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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