



8 Park View, Queens Road, Walton-On-Thames, KT12 5LU

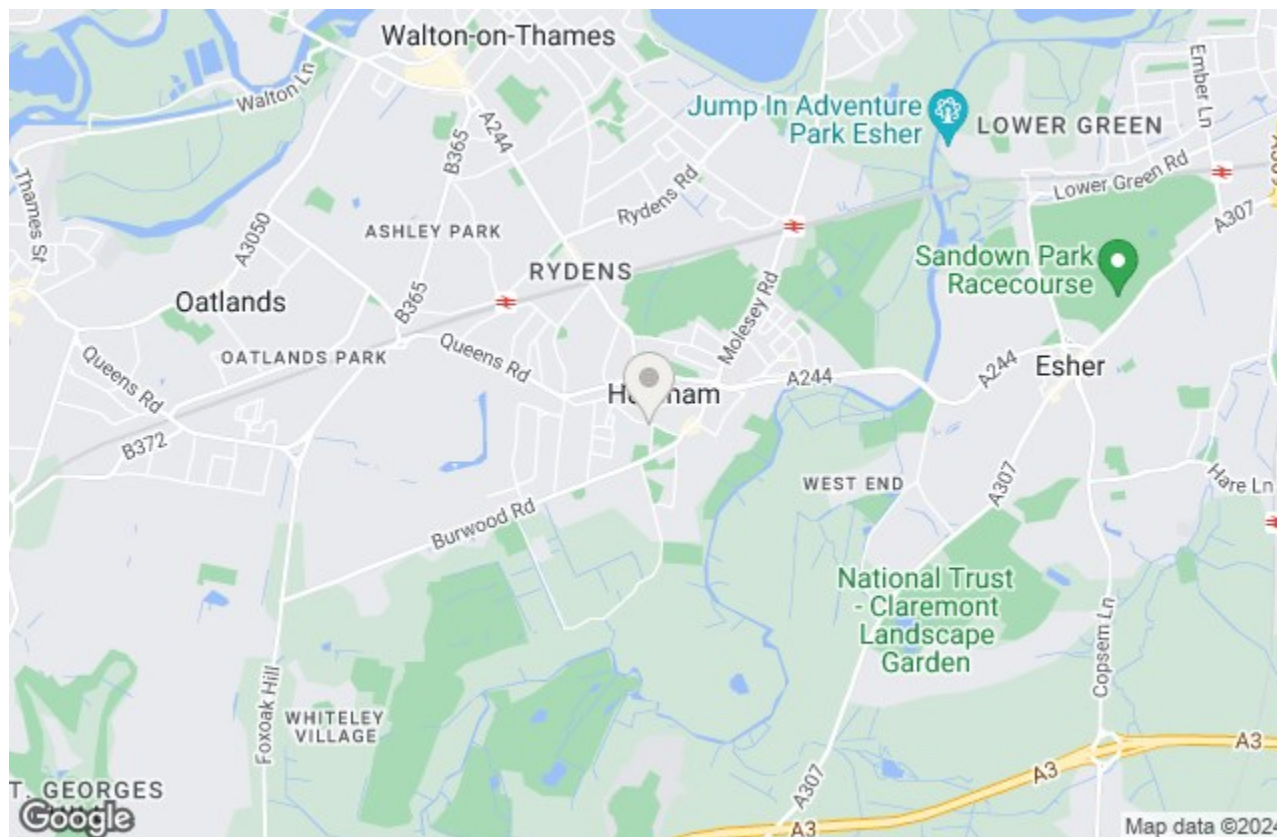
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

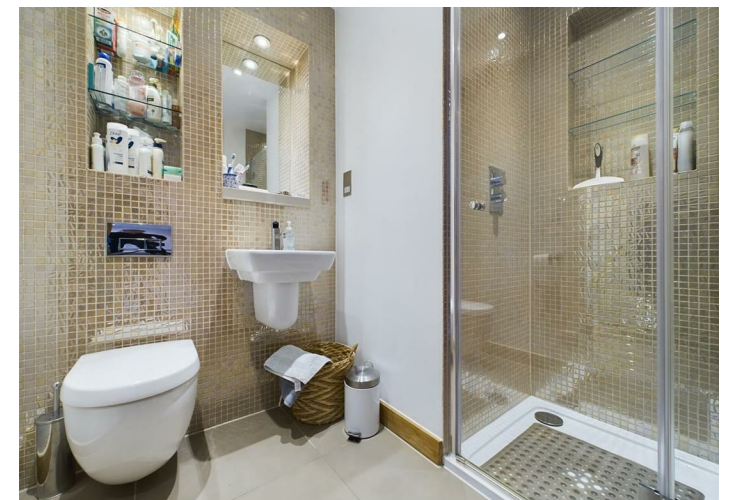
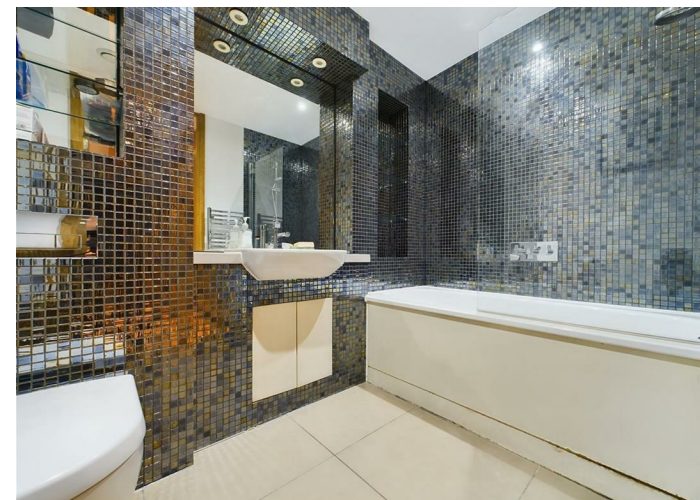
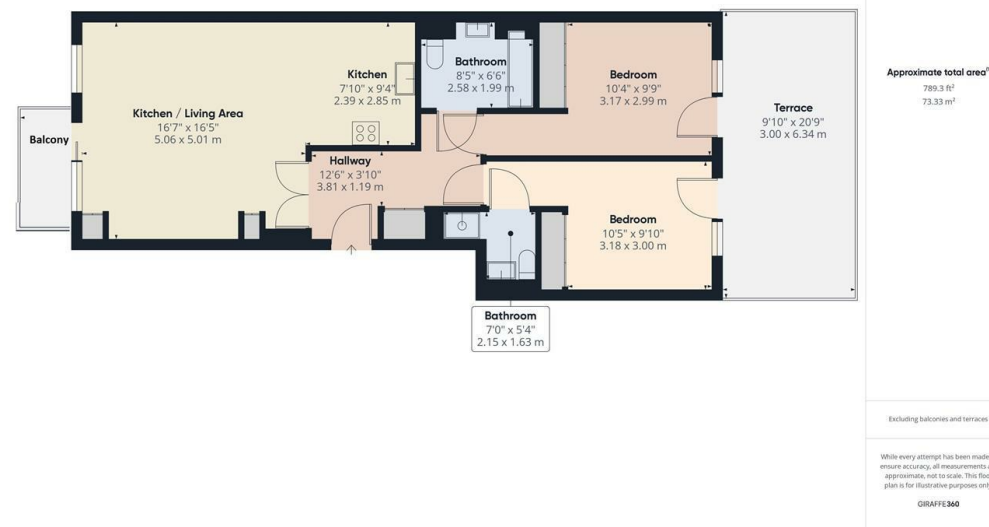


Per Calendar Month £2,000 Per Calendar Month

We are delighted to offer this beautifully presented first floor luxury apartment located in the heart of Hershams village overlooking the picturesque Hershams Green and finished to a particularly high standard throughout. Hershams village shops are a short stroll away as are the popular Hershams schools and just a short walk to Walton on Thames mainline station. The communal entrance hall includes lift service and entry phone system. The immaculate accommodation includes underfloor heating throughout and briefly includes a welcoming entrance hall, bespoke internal doors, bright and airy open plan living room with wood flooring and large window and large glazed door with access to the private balcony providing far reaching views across the park opposite. The modern designer kitchen is open plan to the living area fitted with a good range of eye and base level units, built in appliances and quartz worksurfaces and modern tiled floor. Both bedrooms are a generous size, the master of which includes a modern ensuite shower room with both bedrooms providing access to the sunny private roof terrace complimented with modern composite decking and high trellis offering an element of seclusion to this perfect space to entertain. The family bathroom is fitted with a modern three piece suite including bath with shower over plus designer tiling. Externally there is private parking for multiple vehicles and extra visitors bays. Council Tax Band E, EPC B



Queens Road, Walton-On-Thames, KT12 5LU



- PRIVATE DECKED TERRACE TO REAR
- TWO DOUBLE BEDROOMS
- OVERLOOKING HERSHAM VILLAGE GREEN
- LIFT SERVICE
- MODERN DESIGNER KITCHEN

- UNDERFLOOR HEATING THROUGHOUT
- FIRST FLOOR
- CLOSE TO STATION AND VILLAGE SHOPS
- ENSUITE SHOWER AND FAMILY BATHROOM
- NO ONWARD CHAIN



This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract