

# 1, Willowhayne Court, Walton on Thames, Surrey, KT12 2NL

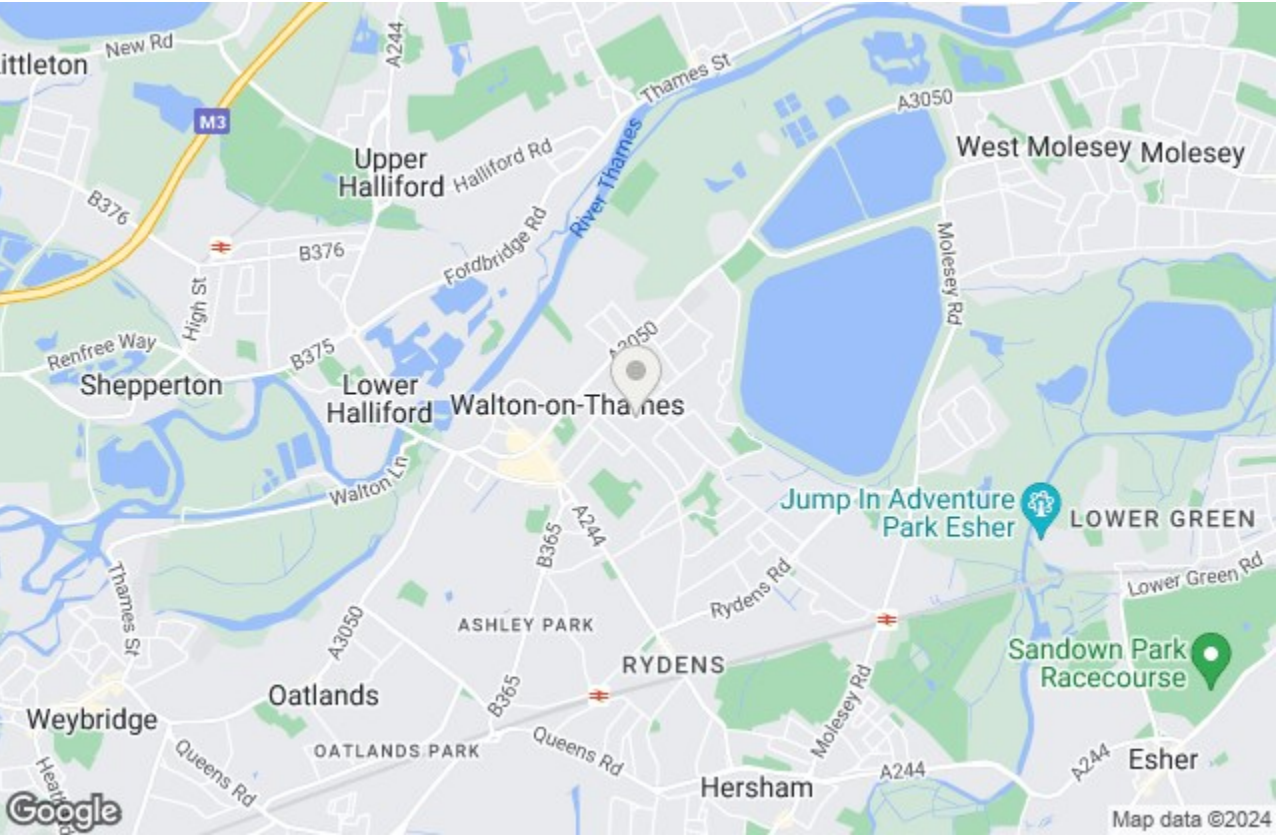
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>27</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>61</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>36</b>	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**£269,950 Leasehold**

CASH BUYERS ONLY. We are delighted to offer this two bedroom ground floor flat located within walking distance the Walton town centre. The property offers a light and airy feel with large entrance hallway with storage cupboard, two double bedrooms, family bathroom, fitted kitchen with appliances and a good size lounge. The property benefits from double glazed windows, parking and well maintained communal grounds.





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- GARAGE
- NO ONWARD CHAIN
- GOOD SIZE LOUNGE

- TWO BEDROOMS
- SHORT WALK TO TOWN CENTRE
- MODERN RE-FITTED KITCHEN



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