

# 22 Waterloo Court, Mayfield Road, Walton-On-Thames, KT12 5AD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(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		
<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>		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

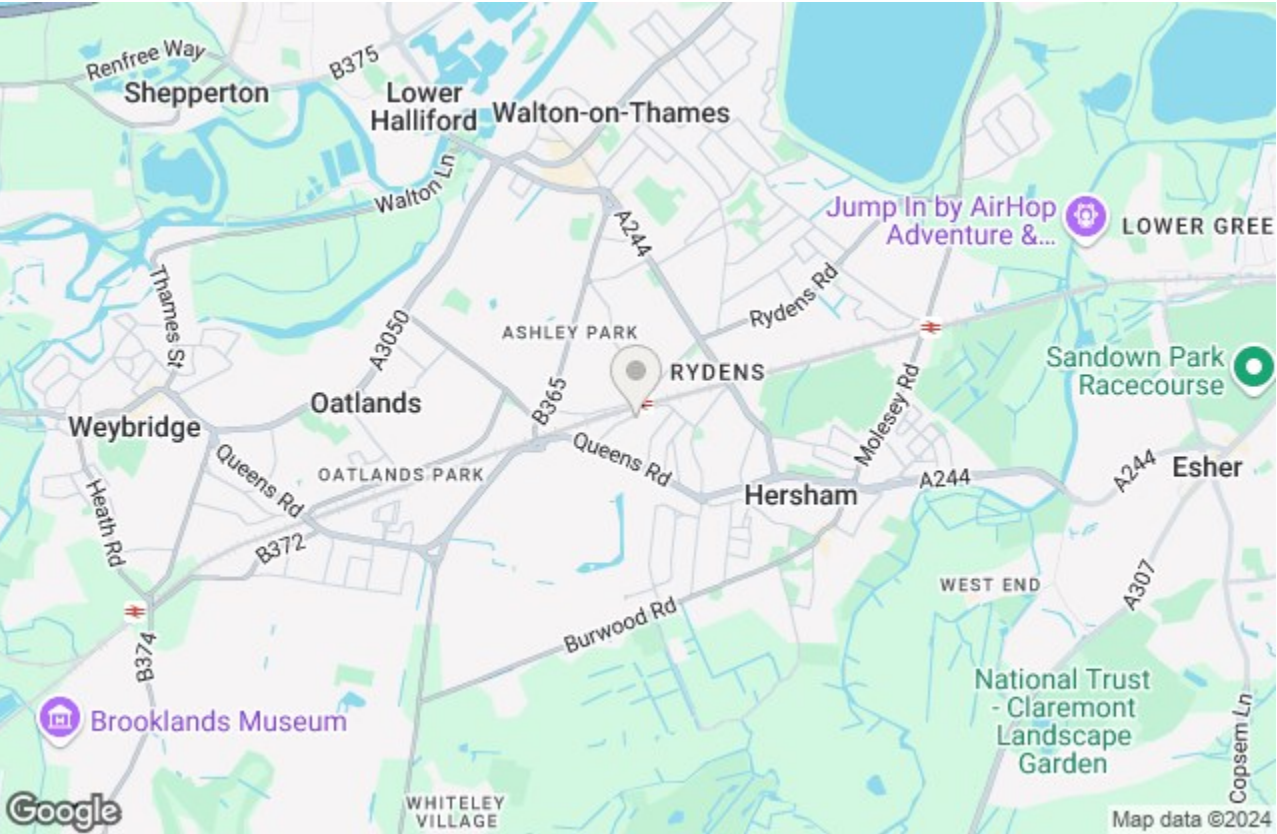


## £350,000 Leasehold

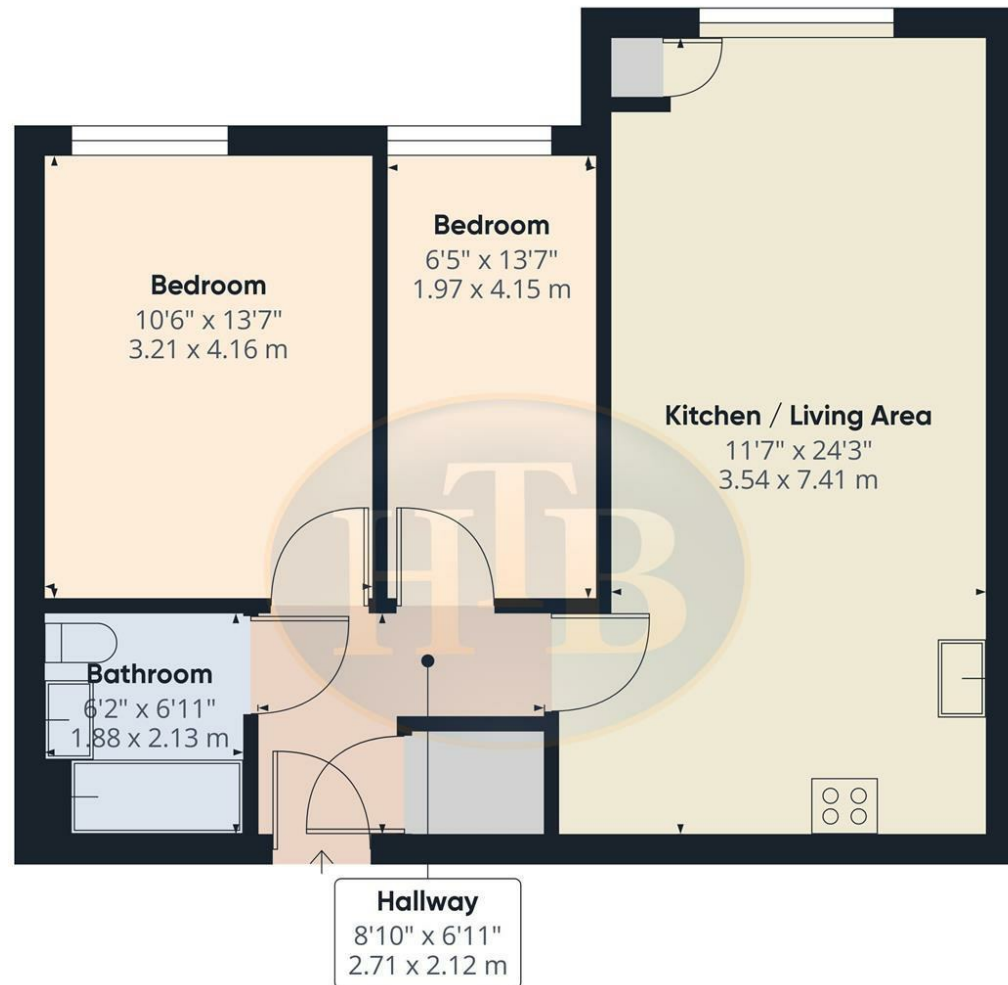
Welcome to Mayfield Road, Walton-On-Thames - a charming location for this delightful two bedroom flat situated on the 2nd floor. This property boasts a modern kitchen with integrated appliances, open plan reception room with ample space to relax and entertain guests. The property also features a modern bathroom comprising a matching three piece suite with shower over the bath. There are two bedrooms, the master being a generous double size room.

One of the highlights of this apartment is its proximity to Walton station (London Waterloo approx 26 mins), making commuting a breeze. No need to worry about parking either, as this property comes with an allocated parking space, ensuring you always have a spot waiting for you.

Whether you're a first time buyer, investor, or someone looking to downsize, this apartment offers a comfortable and convenient living space. Call Harnes Turner Brown Walton office on 01932 222266.



# Mayfield Road, Walton-On-Thames, KT12 5AD



Approximate total area<sup>1)</sup>  
630.06 ft<sup>2</sup>  
58.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- APPROX 50 METERS TO WALTON STATION
- ALLOCATED PARKING
- OPEN PLAN LIVING ROOM/KITCHEN
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- TWO BEDROOMS
- SECOND FLOOR
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ELMBRIDGE COUNCIL TAX BAND D

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