



St Clements House, Church Street, Walton-On-Thames, Surrey, KT12 2QN

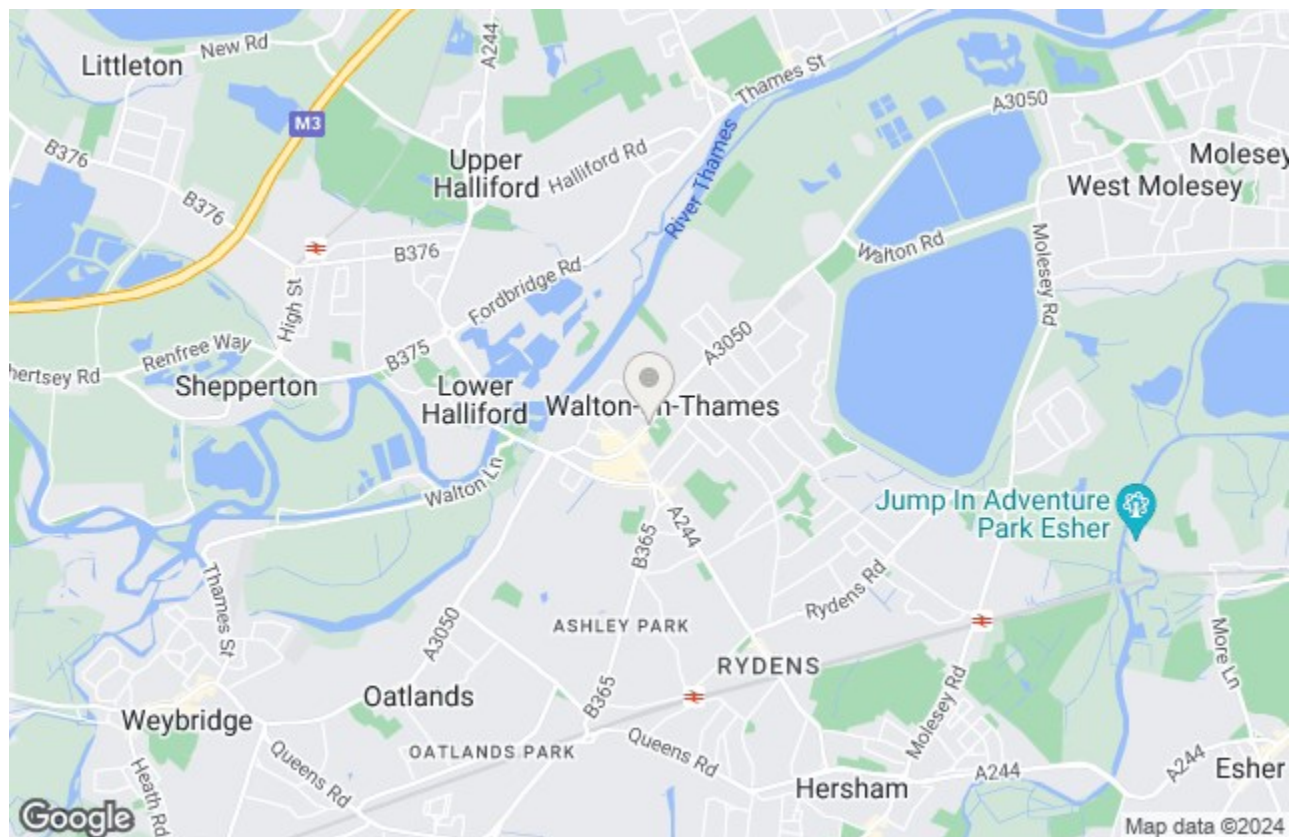
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		



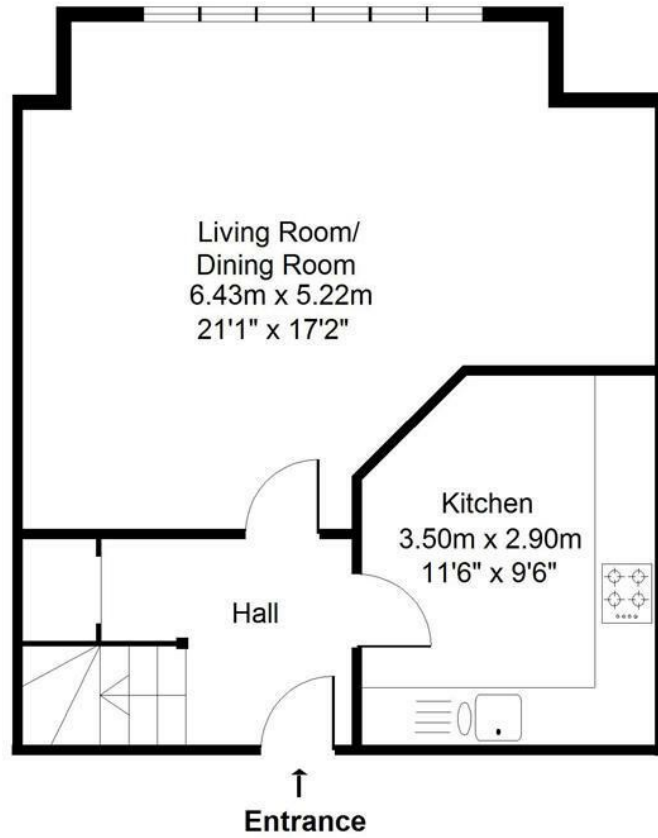
Per Calendar Month £1,700 Per Calendar Month

We are delighted to offer this two double bedroom duplex apartment conveniently located in the heart of Walton town centre and just a short walk from the picturesque River Thames. The accommodation is beautifully presented throughout and cleverly arranged over two floors providing generous size rooms and a bright and airy feel. The communal entrance provides both stairs and lift service to the second floor entrance which opens to a spacious hall, with a good size modern shaker style kitchen/breakfast room with integrated appliances. The lounge/dining room includes a feature quality laminate flooring and large windows bringing in natural light. From the hallway the internal turning staircase leads to the top floor where you will find two double bedrooms, a large landing and modern family bathroom with white three piece suite. To the rear you will find residents' private parking; a rarity this close to the town centre. This wonderful home can be viewed by contacting our Walton office. Viewings are highly recommended. Council tax band D. Available 28th June 2024.

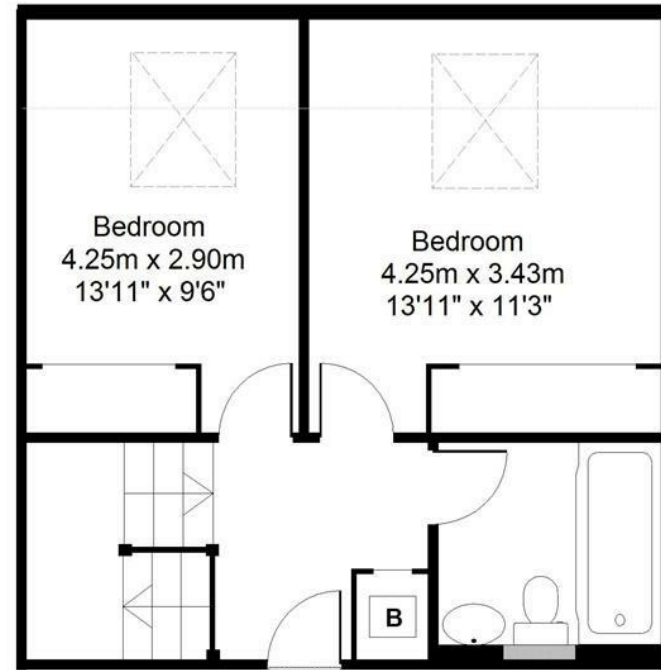


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Second Floor



Third Floor



Not to scale



Approximate Gross
Internal Floor Area:
90m sq (972sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and accordingly should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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- SPLIT LEVEL APARTMENT
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- CLOSE TO RIVER
- MODERN FITTED KITCHEN
- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- RESIDENTS PRIVATE PARKING
- MODERN BATHROOM
- LIFT SERVICE TO ALL FLOORS

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

