



## 7, Homefield Road, Walton-On-Thames, KT12 3RE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

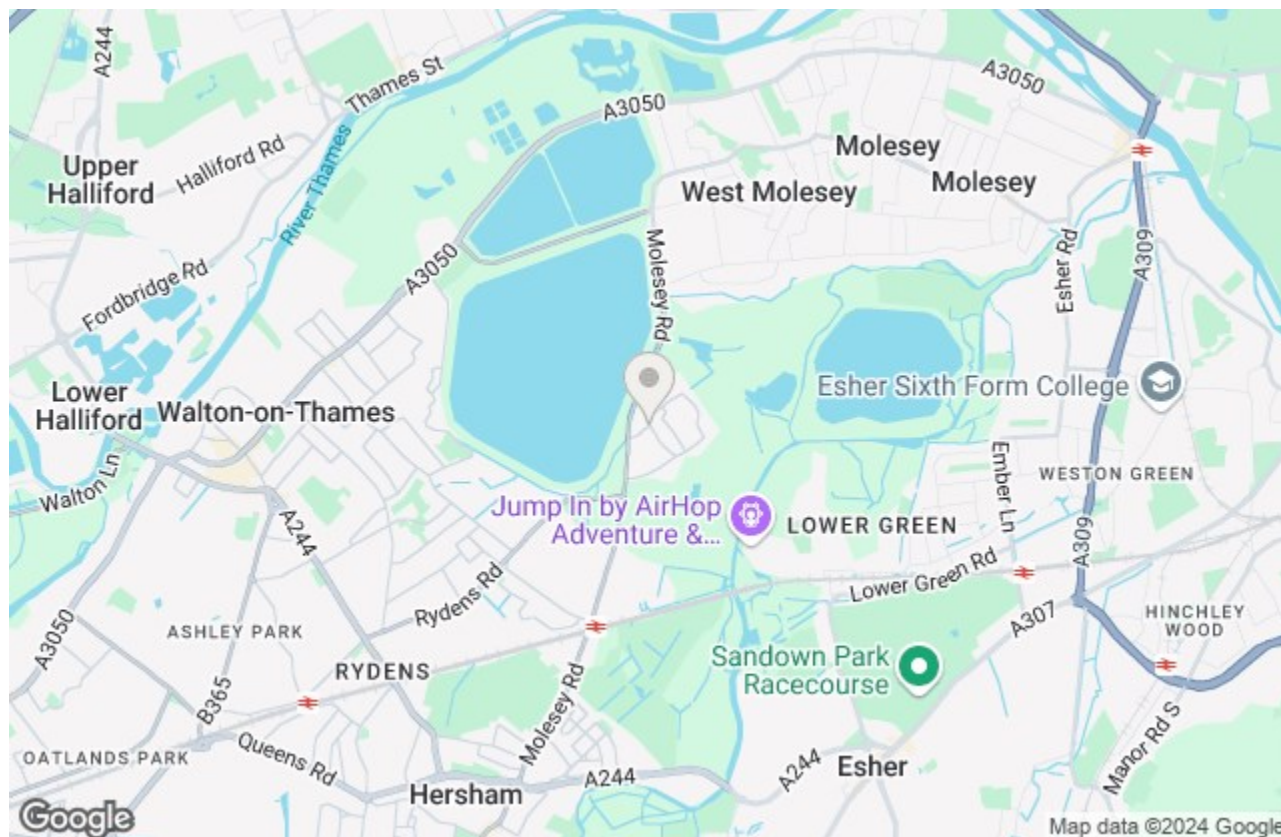
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly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



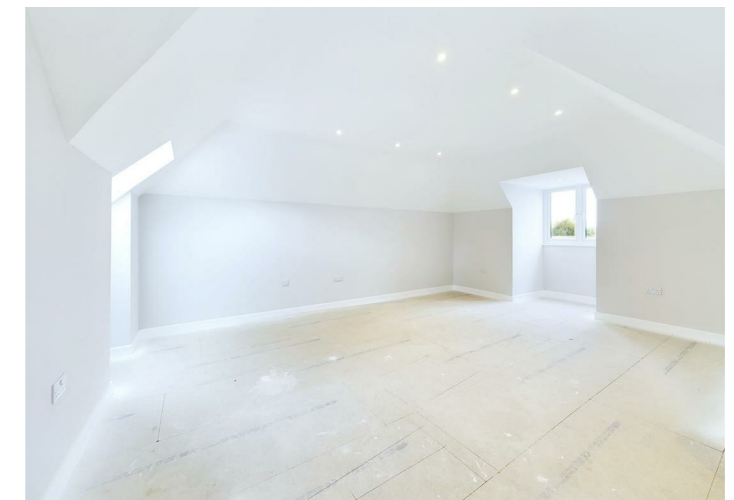
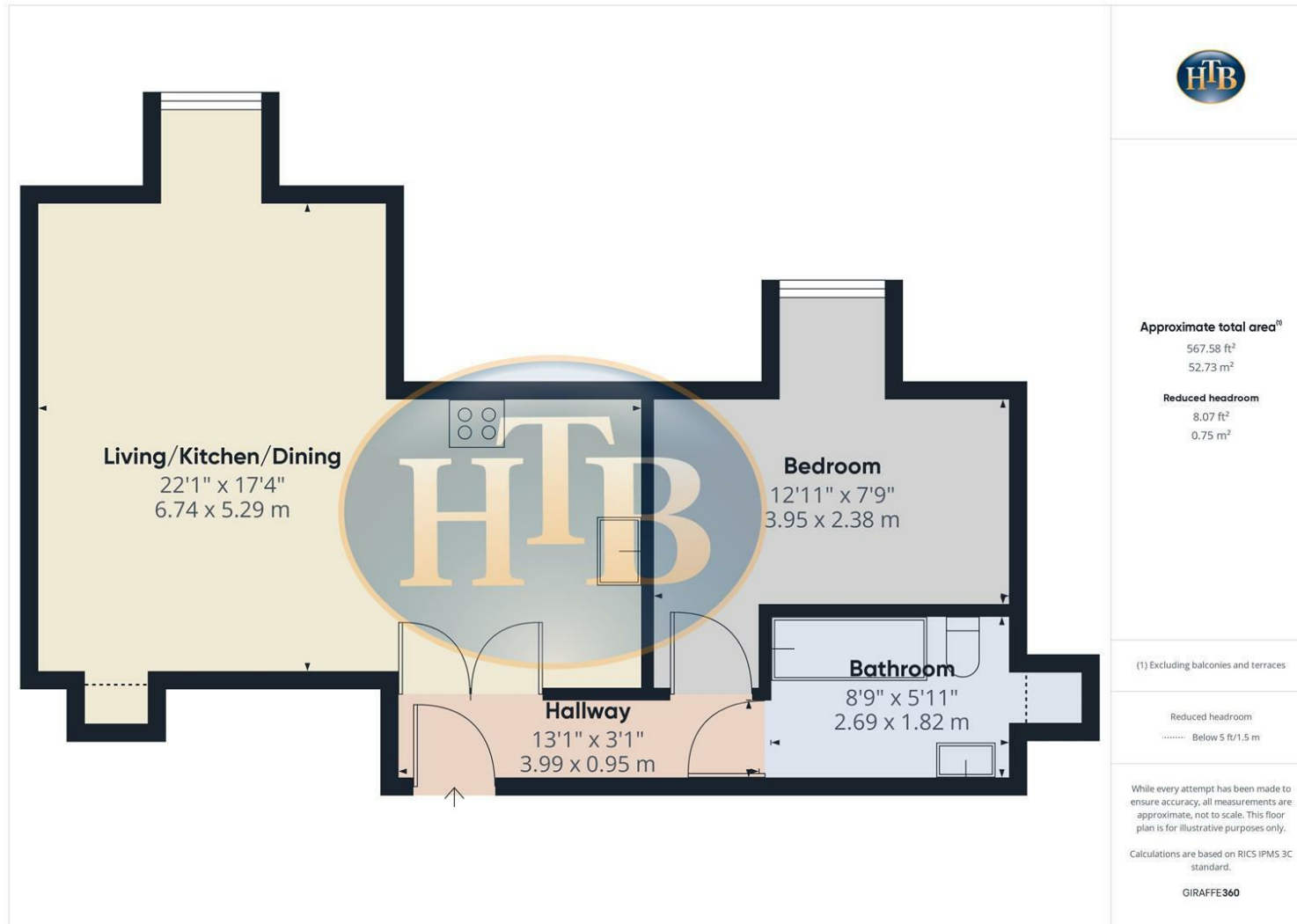
**£250,000 Leasehold**

BRAND NEW HOMES: PRICES FROM £250,000stc

We are delighted to offer this fantastic development of luxury brand new one bedroom apartments built by local developers, McDonald builders Surrey limited. These exclusive apartments are built over three floors and built to a particularly high specification, each with a unique and prestigious feel. Each apartment includes bespoke designer kitchens with built in appliances to include fridge/freezer, Zanussi stainless steel ovens, black ceramic 4 ring hobs and extractors, integrated washing machine plus a good range of soft close units and drawers with ample work tops and inset bowl and half sinks with chrome mixer taps. The luxury bathrooms include modern three piece white contemporary suites complimented with feature cladding panels to all wet areas and heated towel rails. Each apartment has a bright and airy open feel with quality laminate wood flooring throughout, fitted wardrobes with soft close doors to the bedroom and electrical heating system plus Gledhill Water pressurised systems. The block is accessed via the Hikvision security video entry phone system with individual screen in each apartment and each unit benefits an electrical car charging point servicing their allocated parking space located on the brick block drive at the front. To the rear are landscaped communal gardens with bin store and bike store. Fairacre is located within easy reach of Hershams mainline station and local amenities. Call our Walton on Thames office to book a viewing or for further details. EPC to be provided by developer.



# Homefield Road, Walton-On-Thames, KT12 3RE



- BRAND NEW APARTMENTS
- LUXURY BATHROOM SUITES
- ELECTRIC CAR CHARGING
- HIGH SPECIFICATION THROUGHOUT
- NO ONWARD CHAIN

- DESIGNER KITCHENS WITH BUILT IN APPLIANCES
- OFF STREET PARKING
- CLOSE TO STATION
- LANDSCAPED COMMUNAL GARDENS
- NO SERVICE CHARGES

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

