

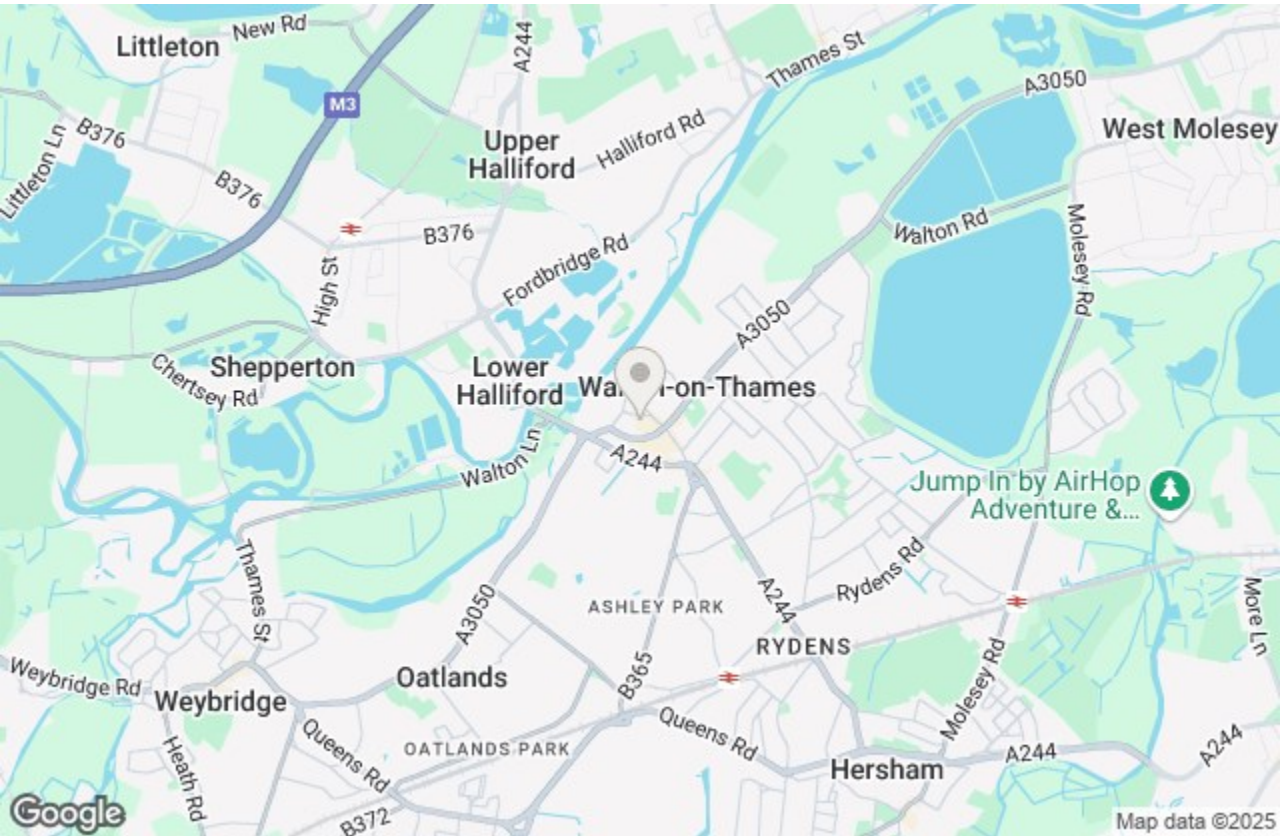
42, Bridge Street, Walton-On-Thames, KT12 1AB

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	

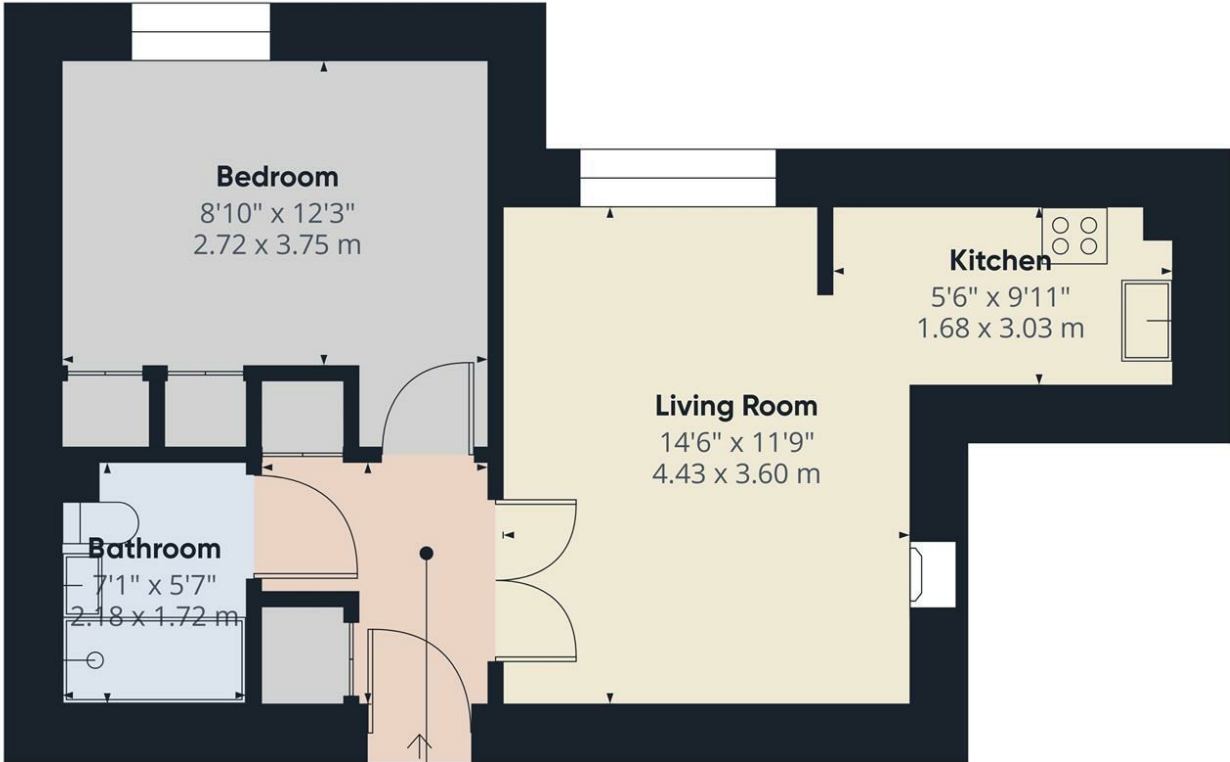


£160,000 Leasehold



We are delighted to offer this highly regarded apartment for over 55's and located in the centre of Walton surrounded by the High Street shops and restaurants and with the picturesque river Thames nearby. This second floor apartment is serviced by a lift and also has the benefit of a residents lounge, residents laundry room and concierge. The accommodation briefly includes an entrance hallway with storage, bright and airy lounge room with feature fireplace and archway to the fitted kitchen. The bedroom includes a good range of built in wardrobes. The shower room includes a large walk in shower, wash hand basin and low level WC. Externally the beautifully kept communal gardens make for the perfect space to relax and enjoy the sunshine with a paved patio and various seating areas all surrounded by mature trees and shrubs. There is secure residents parking underground with electric gates and easy access into the building by foot. Manor Place is built to a high specification with a scheme manager service and guest bedroom available for visiting family/friends. There is also secure underground parking on a first come first served basis.

Bridge Street, Walton-On-Thames, KT12 1AB



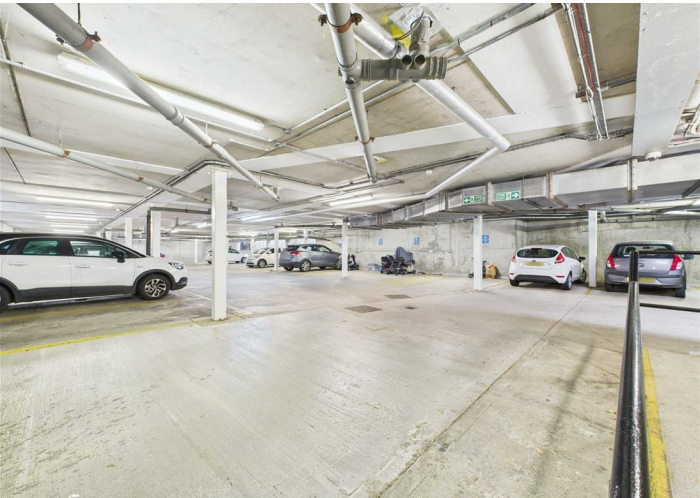
Approximate total area⁽¹⁾
432.39 ft²
40.17 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- NO ONWARD CHAIN
- CONCIERGE SERVICE
- FITTED KITCHEN
- RESIDENTS LOUNGE
- EXCEPTIONAL VALUE
- SECOND FLOOR WITH LIFT SERVICE
- TOWN CENTRE LOCATION
- MODERN SHOWER ROOM
- RESIDENTS LAUNDRY ROOM
- SECURE RESIDENTS PARKING

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