


2, Betley Court, Walton-On-Thames, Surrey, KT12 3BT

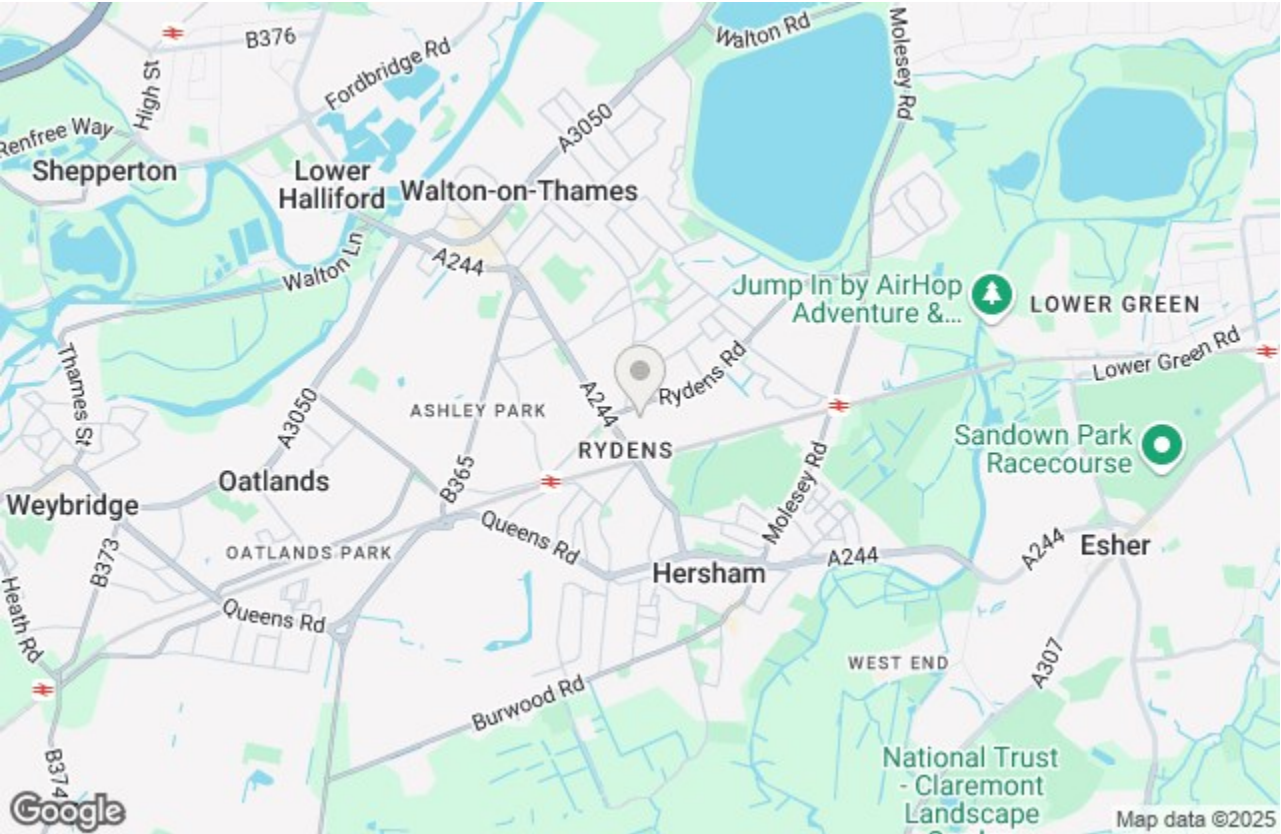
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £400,000 Leasehold

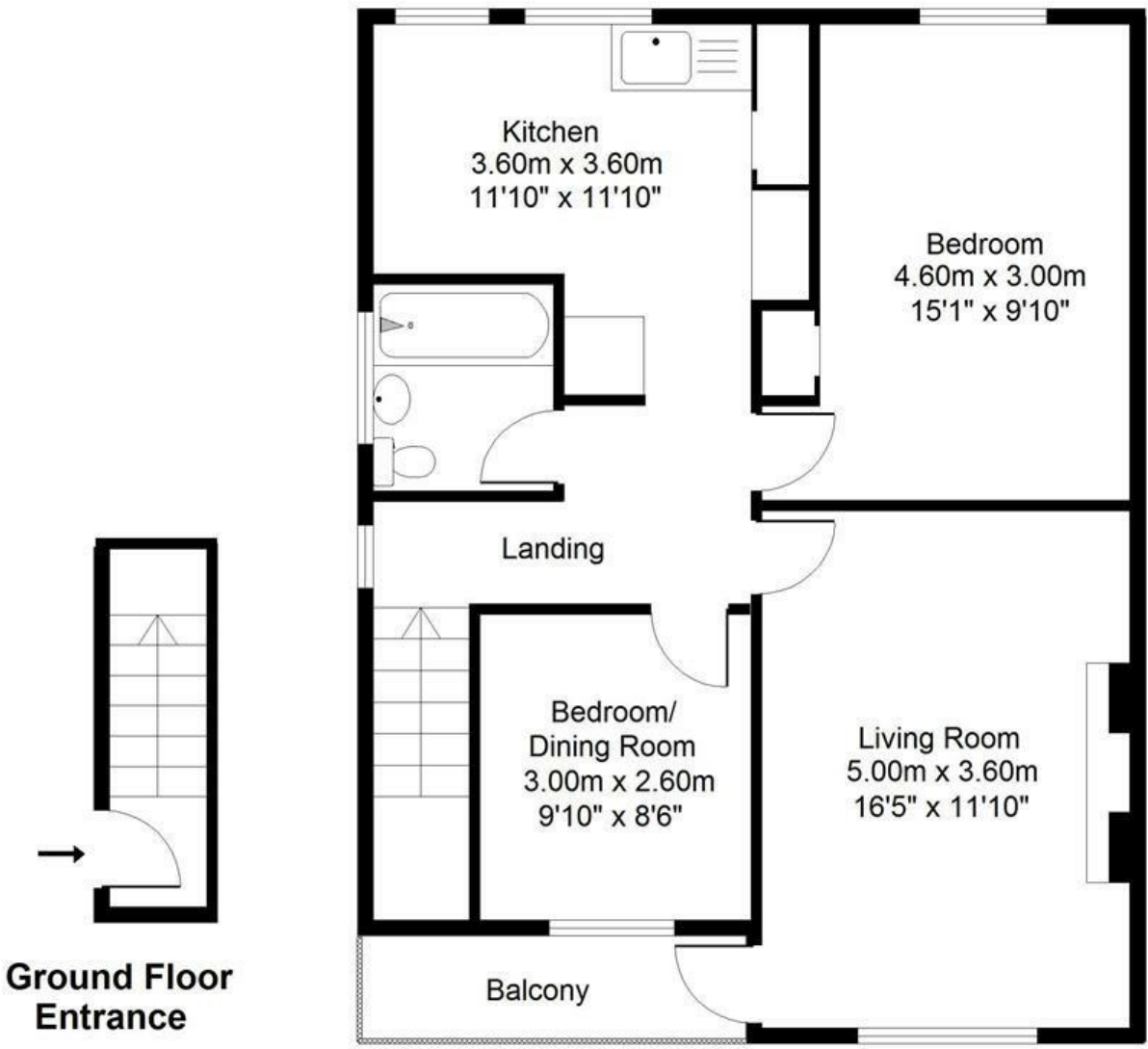
NO CHAIN. HTB Walton are please to offer this spacious two bedroom first floor maisonette located in a popular cul-de-sac within a few hundred meters of Halfway Green with its fantastic range of local shops and around 1/3 mile from Walton on Thames station (London Waterloo approx 28 mins) The bright and spacious accommodation briefly comprises entrance lobby with stairs to first floor landing, lounge/dining room with picture window and double glazed door to the private balcony. The kitchen has a range of built-in cupboards and space for the usual appliances, There are two double bedrooms the master in exceptionally spacious with ample room for wardrobes. The bathroom has a matching three piece suite with shower over bath. Externally there a large private garden with mature borders and a large expanse of lawn along with a single garage in a nearby block. Given the proximity to the station parking permits are required to park in Betley Court and are available to residents only. Other notable features include NO SERVICE CHARGES OR GROUND RENT meaning this property is as close to freehold as you can get, gas central heating and UPVC double glazing. Call 01932 222266 for further detail.





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First Floor



Not to scale

Approximate Gross Internal Floor Area:  
73m sq (786sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- COUNCIL TAX BAND C
- NO MAINTENANCE
- UPVC DOUBLE GLAZING
- MODERN KITCHEN
- PRIVATE BALCONY
- EPC D
- NO GROUND RENT
- GARAGE

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

