

149, Shaw Drive, Walton-On-Thames, Surrey, KT12 2LR

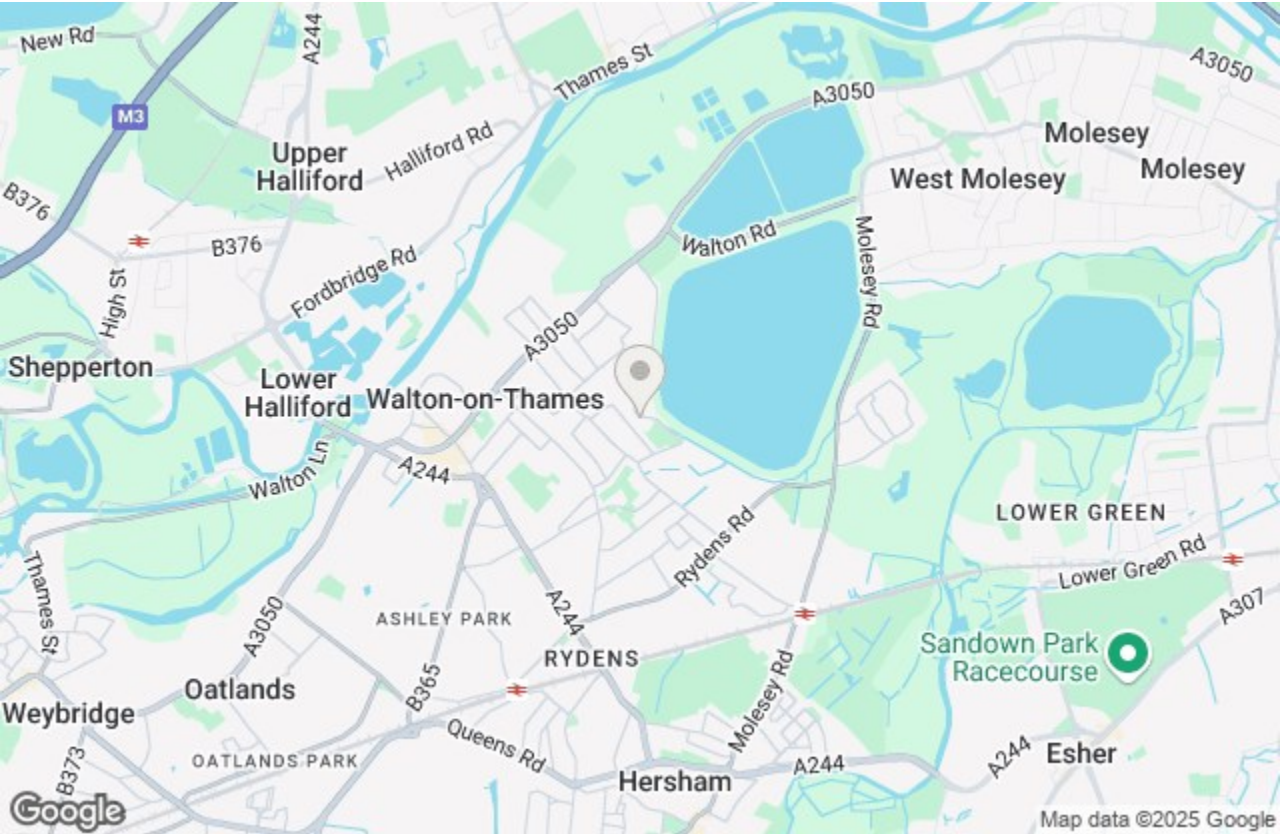
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

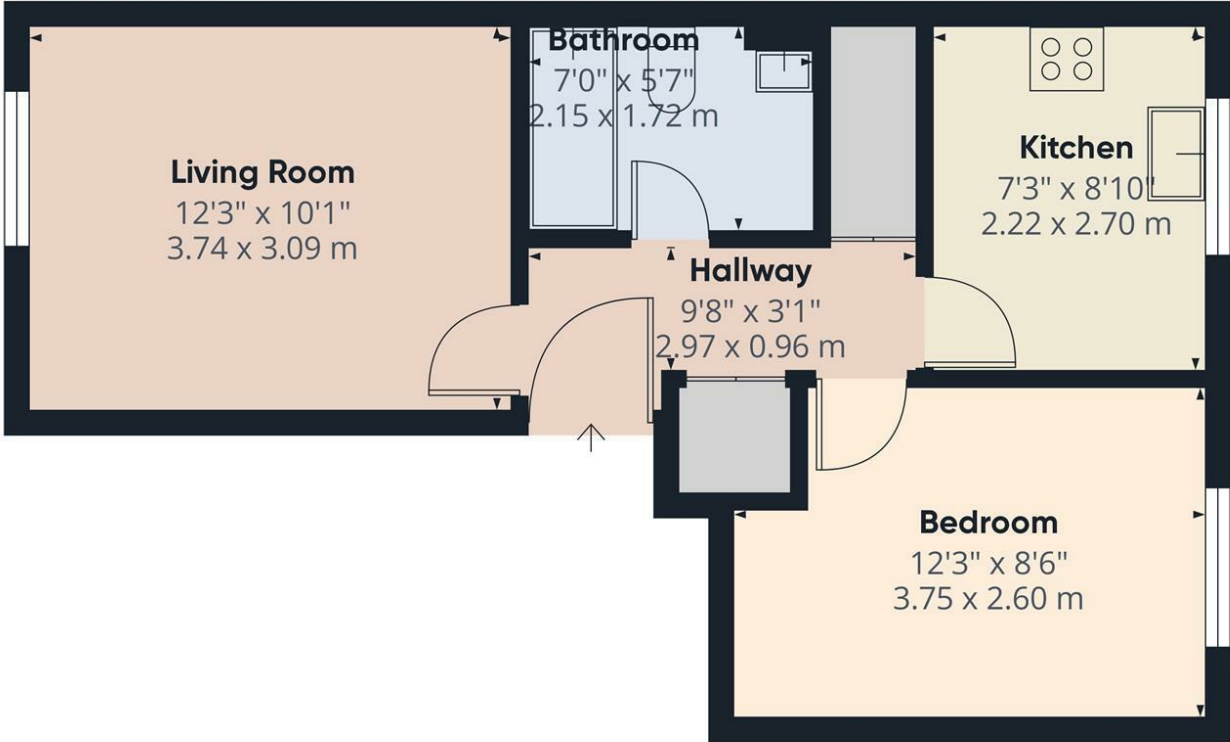


£249,950 Leasehold

Harmes Turner Brown Walton are delighted to offer this rarely available top floor apartment located in a very popular residential cul-de-sac. The nicely presented accommodation briefly comprises communal door accessed via security entry phone. The well maintained communal hallway leads to the front door and entrance hall with built-in storage cupboard, doorway to front aspect lounge, kitchen with a great range of units, built-in oven and hob and space for the usual appliances plus window overlooking communal gardens to the rear. The bedroom is a good size double and has space for a built in wardrobe. The bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath. Externally these is residents parking to the front, an allocated parking space at the rear and a wonderful communal garden. Internal viewings are highly recommended and can be arranged by contacting the vendors sole agent. 01932 222266



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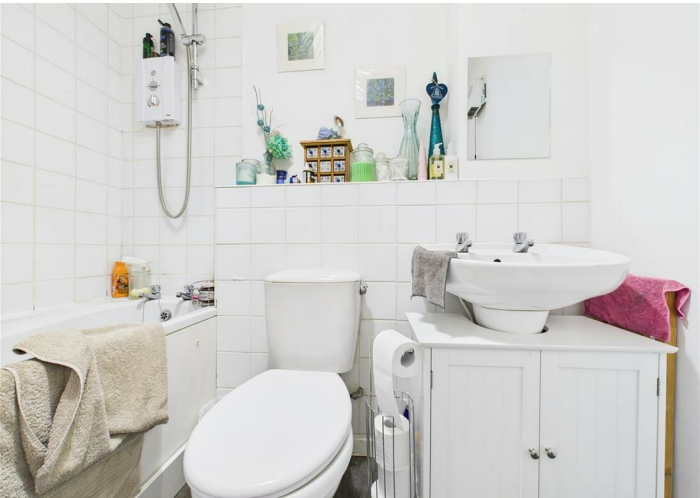


Approximate total area¹⁾
382.45 ft²
35.53 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



- NO ONWARD CHAIN
- COMMUNAL GARDENS
- APPROX 1 MILE TO TOWN CENTRE
- GOOD VALUE FOR MONEY
- DOUBLE BEDROOM
- POPULAR RESIDENTS CUL-DE-SAC
- TOP FLOOR APARTMENT
- RESIDENTS PARKING BAY

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