



6 Clarence House, Queens Road, Walton-On-Thames, KT12 5JT

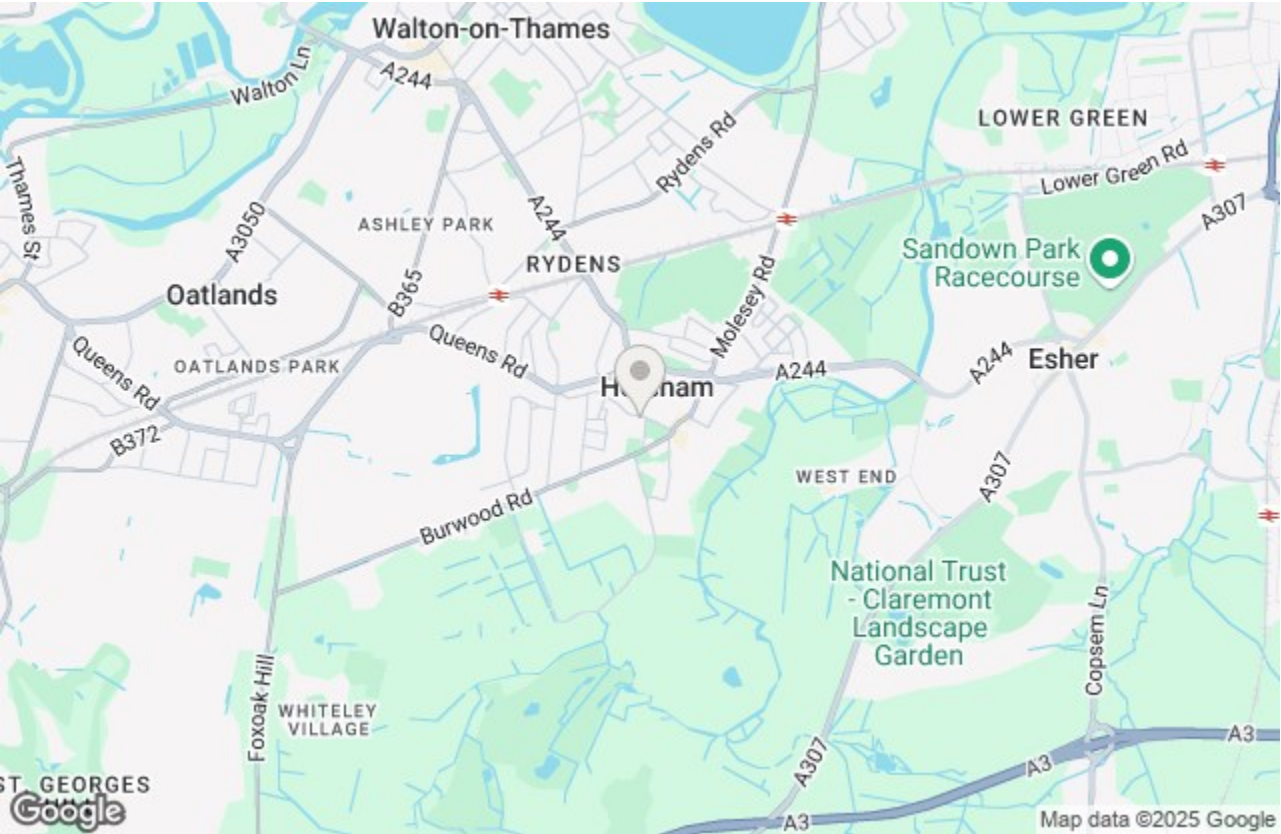
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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
		



£325,000 Leasehold

We are delighted to offer this top floor two bedroom apartment conveniently positioned in the heart of Hersham village just a short walk to Walton on Thames mainline station, the pretty village green and close proximity to the popular Hersham schools. The property is offered for sale with no onward chain and briefly includes a communal entrance hallway with stairs to top floor. The welcoming entrance hallway includes ample storage and gives access to the bright and airy living room with sunny private balcony to the front. The kitchen is fitted with a good range of eye and base level units and drawers. There is the advantage of two double bedrooms and modern white three piece family bathroom. There is also the advantage of a large loft space providing ample storage and the garage to the rear in nearby block. The pretty communal grounds are mainly laid to lawn with mature tree and shrub borders. In all a lovely apartment that would make the ideal first time buy or buy to let property. Call our Walton office now for further details and an appointment to view.



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- TWO BEDROOMS
  - NO ONWARD CHAIN
  - CLOSE TO MAINLINE STATION
  - PRIVATE BALCONY FROM LIVING ROOM
  - WELL PRESENTED THROUGHOUT
- GARAGE IN BLOCK
  - TOP FLOOR APARTMENT
  - CLOSE TO THE PICTURESQUE HERSHAM VILLAGE GREEN
  - LARGE LOFT SPACE
  - MUST BE SEEN

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