

55, Sullivans Reach, Walton-On-Thames, KT12 2QB

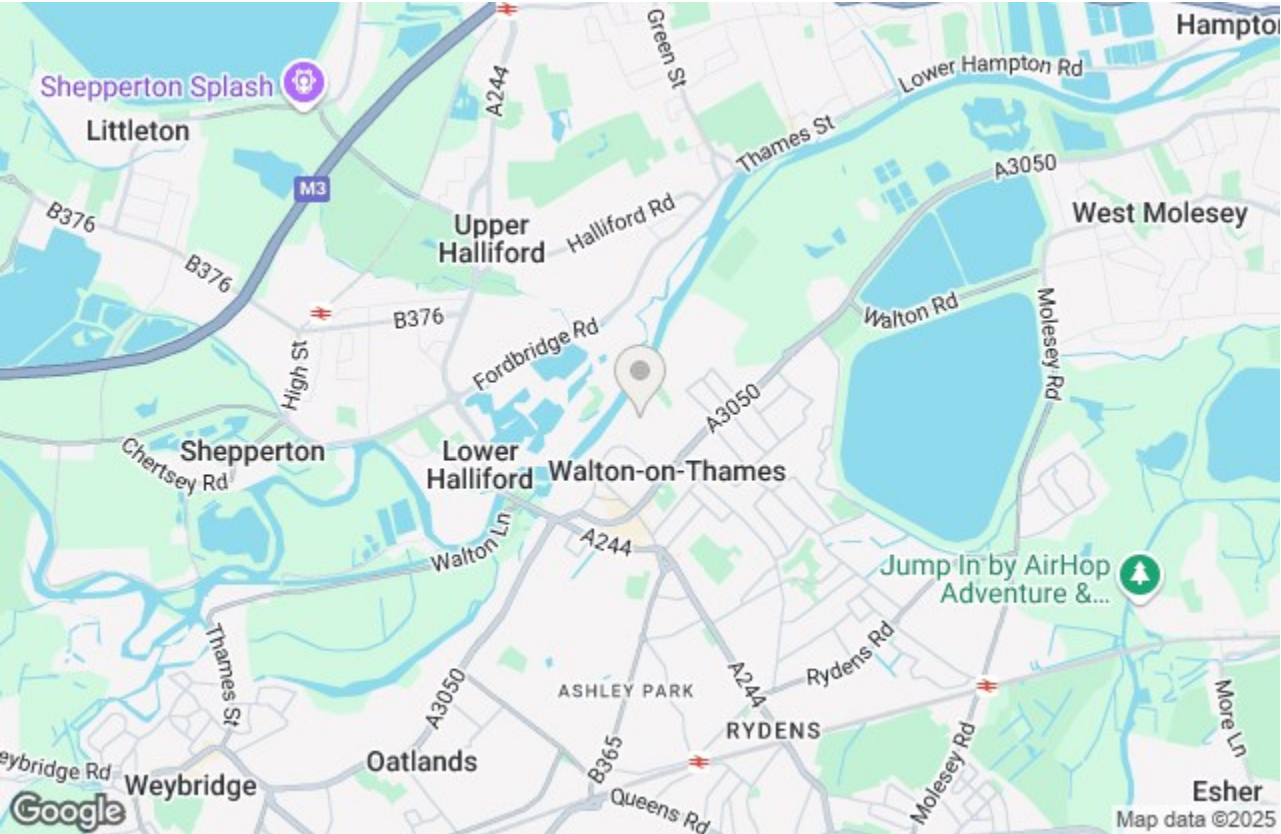
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <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
		



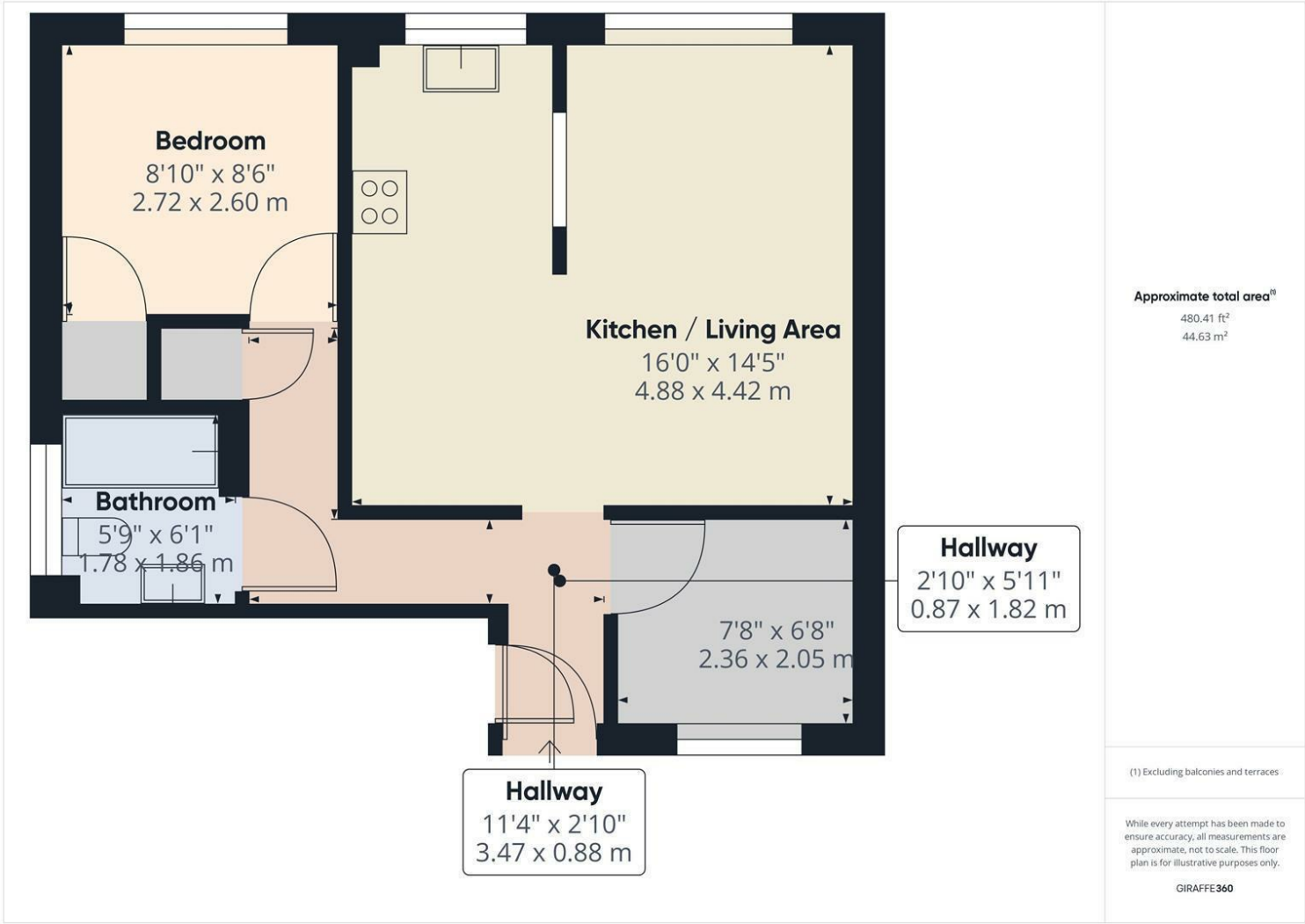
Offers In Excess Of £325,000 Leasehold

Sullivans Reach is a riverside development built by Messrs Berkley Homes and consists of a range of houses, apartments and maisonettes. Offering direct access to the River Thames towpath, properties in this area are rarely available. This two bedroom maisonette benefits from a communal garden, shared only with the upstairs neighbour and provides a secluded outside space. The internal accommodation comprises entrance hall with built-in storage cupboard, open plan living/kitchen room. The kitchen has been refitted and has a good range of units, built-in oven and hob along with space for the usual appliances, including a full size dishwasher. Both the living area and kitchen overlook the communal garden. There are two bedrooms; a double and single size room along with a modern three piece bathroom including shower over the bath. Contact Harnes Turner Brown Walton on Thames to arrange a viewing or visit [www.htbproperty.com](http://www.htbproperty.com).





Sullivans Reach, Walton-On-Thames, KT12 2QB



- TWO BEDROOMS
- COMMUNAL GARDENS
- MODERN KITCHEN
- RIVERSIDE PUBLIC HOUSES ON WITHIN APPROX 200 METRES
- COUNCIL TAX BAND D
- RIVERSIDE DEVELOPMENT
- ALLOCATED PARKING
- SHORT WALK TO TOWN CENTRE
- EPC RATING D

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

