

274, The Heart, Walton-On-Thames, KT12 1GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	86
(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 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
		



£225,000 Leasehold

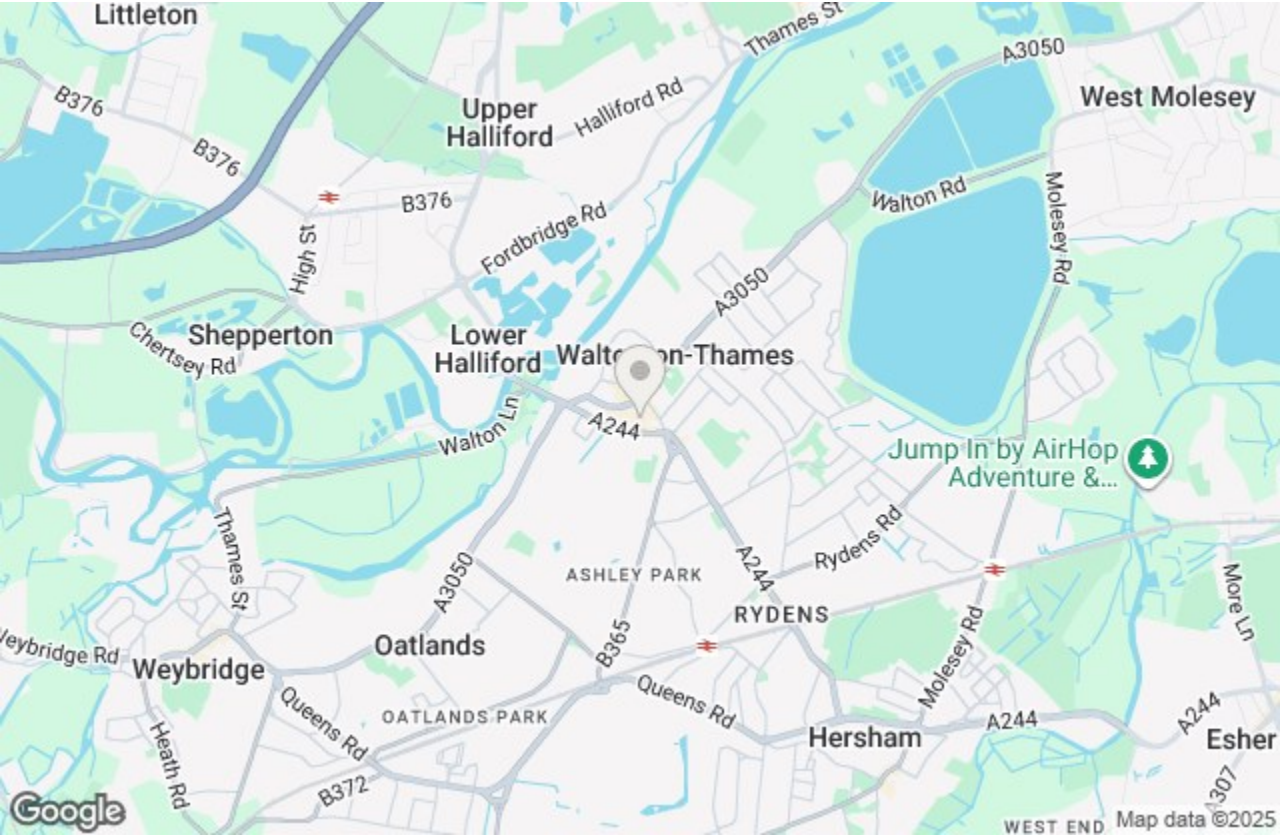
Nestled in the vibrant heart of Walton-On-Thames, this exquisite one-bedroom apartment offers a perfect blend of luxury and convenience. Located within a popular development of upscale apartments, it is just a stone's throw away from the bustling town centre, providing easy access to a variety of shops, cafes, and local amenities.

This delightful residence boasts a spacious double bedroom, ideal for relaxation and comfort. The designer open plan fitted kitchen is a standout feature, equipped with modern appliances and stylish finishes, making it a joy for any home cook. The contemporary family bathroom complements the apartment beautifully, offering a serene space for unwinding after a long day.

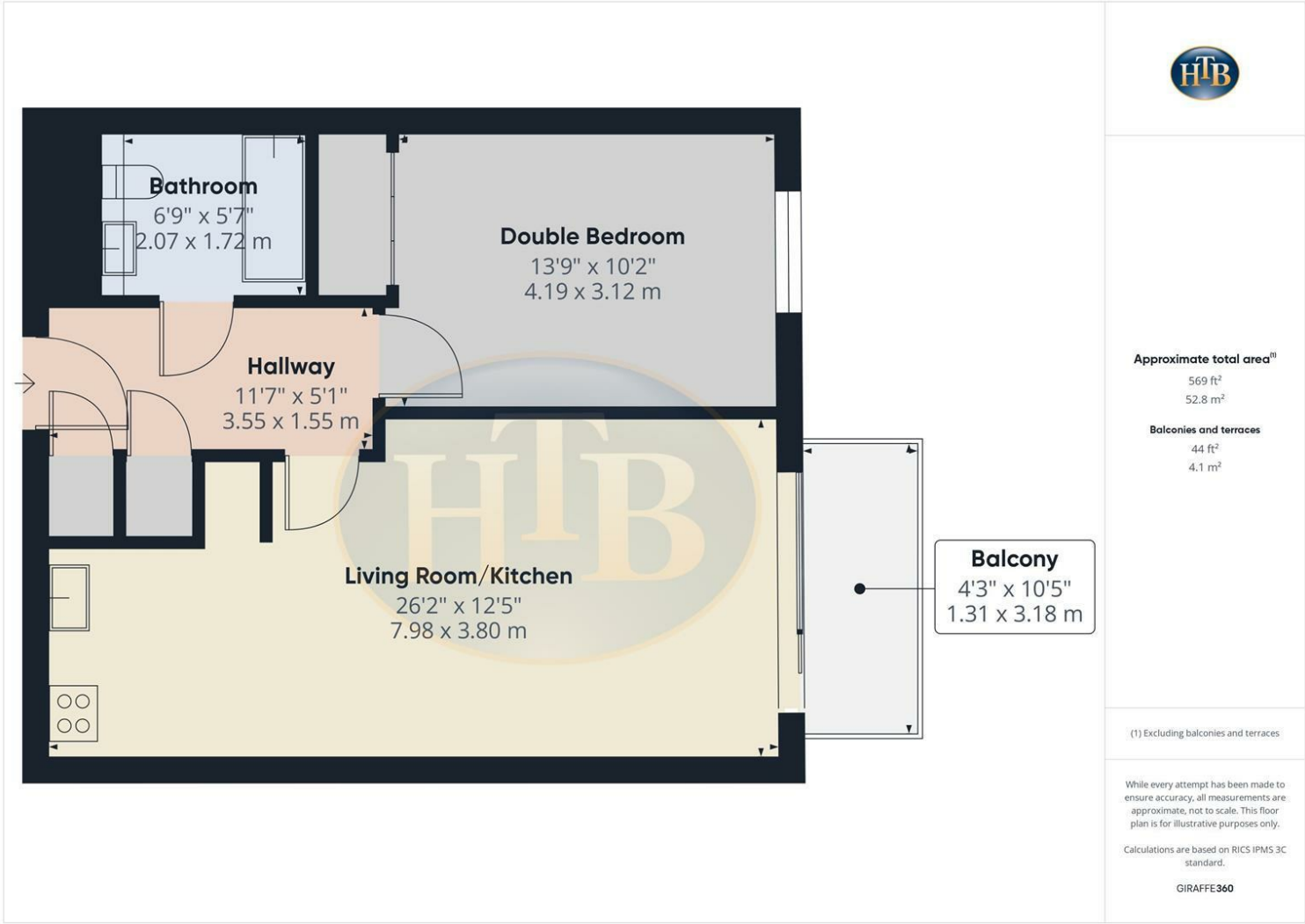
What makes this property particularly appealing is its exceptional value, especially as there is no onward chain, allowing for a smooth and hassle-free purchase. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to enjoy a sophisticated lifestyle in a sought-after location.

In summary, this one-bedroom apartment in The Heart, Walton-On-Thames, is a remarkable find that combines luxury living with practicality. Do not miss the chance to make this charming property your new home. EPC B. Council Tax C

50% Share Ownership available - call for further details.



The Heart, Walton-On-Thames, KT12 1GB



- EXCEPTIONAL VALUE FOR MONEY
 - DESIGNER FITTED KITCHEN
 - POPULAR TOWN CENTRE LOCATION
 - ONE DOUBLE BEDROOM
 - EPC B, COUNCIL TAX C
- NO ONWARD CHAIN
 - MODERN BATHROOM SUITE
 - BEAUTIFULLY PRESENTED
 - MUST BE SEEN
 - PRIVATE BALCONY

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