

Ashley Place, 15 Ashley Road, Walton-On-Thames, Surrey, KT12 1JF

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 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	



£410,000 Leasehold

Quietly located within desirable area of Walton-On-Thames, this charming first-floor apartment on Ashley Road offers a perfect blend of comfort and convenience. Situated within a gated private development, residents benefit from secure private parking and a welcoming entry phone system, ensuring peace of mind.

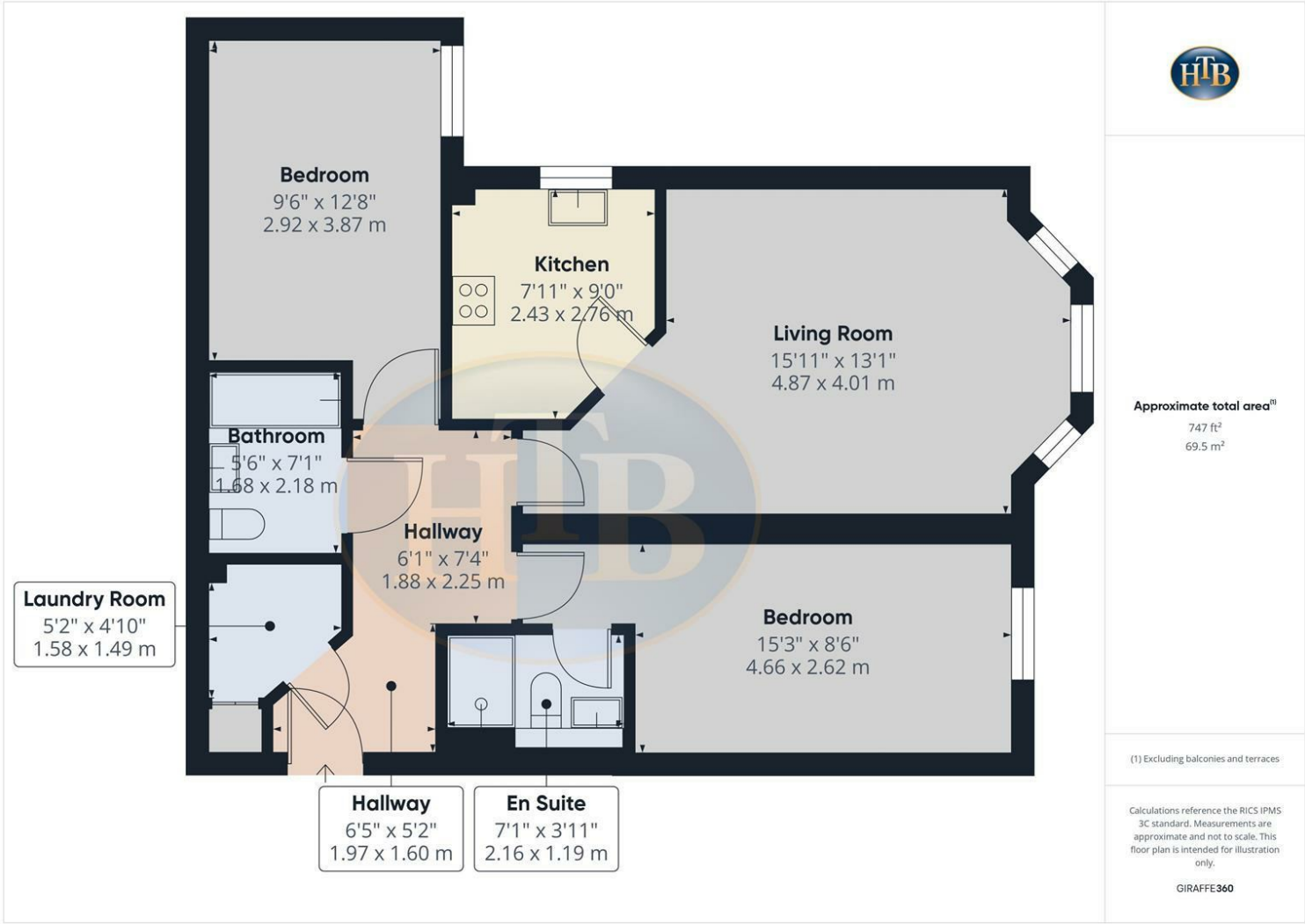
The apartment features a spacious reception room, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, one of which boasts an ensuite shower room, this property is perfect for couples, small families, or those seeking a guest room. The second bathroom adds to the practicality of the layout, catering to the needs of modern living.

Accessibility is a key feature of this home, with a lift service available, making it suitable for all ages. The location is particularly advantageous, as it is just a short stroll to the mainline station, providing excellent transport links to London and beyond. Additionally, Walton town centre is within easy reach, offering a variety of shops, cafes, and amenities to enjoy.

With no onward chain, this apartment presents an excellent opportunity for buyers looking to move in swiftly. Whether you are a first-time buyer or seeking a low-maintenance property in a vibrant community, this apartment on Ashley Road is not to be missed. Embrace the chance to make this delightful home your own.



15 Ashley Road, Walton-On-Thames, Surrey, KT12 1JF



- TWO DOUBLE BEDROOMS
- SECURE PARKING TO THE REAR
- SHORT WALK TO MAINLINE STATION
- LIFT SERVICE TO ALL FLOORS
- LARGE BAY FRONTED LOUNGE AND FITTED KITCHEN
- ENSUITE TO MASTER BEDROOM
- GATED DEVELOPMENT CLOSE TO WALTON TOWN CENTRE
- SEPERATE UTILITY ROOM
- NO ONWARD CHAIN

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

